

December 20<sup>th</sup>, 2017

Environmental Protection Agency Region 5

Attn: Mr. Matthew Didier

77 West Jackson Boulevard

Male Code SE-7J

Chicago, IL 60604-3507

Via Email: [Didier.matthew@epa.gov](mailto:Didier.matthew@epa.gov)

Re: Bay-Lake Regional Planning Commission Brownfield Revitalization  
USEPA Brownfield Combined Petroleum and Hazardous Materials Assessment Grant

Dear Mr. Didier,

The Bay-Lake Regional Planning Commission, on behalf of our multiple and engaged stakeholders, is pleased to submit this combined application for the USEPA Brownfield Assessment Grant, requesting funding of \$300,000 for Petroleum and Hazardous Materials sites. Our application includes responses to all threshold and ranking criteria as described within the application materials.

The Bay-Lake Region covers eight counties and one Native American tribe in northeast Wisconsin, bordering Lake Michigan and Green Bay. We have over 400 miles of coastal shoreline and 12 major watershed areas that drain into the Great Lakes basin. Our region is a significant contributor to the state economy, with industries such as forestry, paper, fishing, food processing, agriculture, shipbuilding, tourism and various industries that leverage access to waterways and water in their practices. Water quality is a huge factor in our economic, health, and social viability in our rural region. Due to past impacts of the paper mill, shipping, and other industries, the Bay-Lake Region has three classified Great Lakes Areas of Concern (AOC) in which brownfields are further impacting the on-going health of our residents and aquatic life.

Our goal with this grant is to take the necessary actions to assess and revitalize numerous tax-delinquent or other high-priority brownfield sites that are scattered throughout our region. These sites are found in gateways, along riverfronts, Tribal lands, or town centers, and include forgotten auto repair shops, gas stations, paint shops, manufacturers, junk yards, ship fabrication facilities, and other industries that serviced our region from the 1880s to the present.

The Bay-Lake Regional Planning Commission and our broad stakeholders are united in our goal to revitalize the region with the assistance of an EPA Assessment Grant to begin redeveloping brownfield sites and rebuilding our future. We will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment to reduce threats to our residents' health, welfare, and environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy. Our project fits well with the EPA Regional Priority for Region 5 in that we are a Great Lakes Region of concern, and that this program will continue to support other federal partnerships already in place for the benefit of the environment and water quality in our region.

**A. Applicant Identification**

The proposed recipient of the EPA Assessment monies is the Bay-Lake Regional Planning Commission, with offices located at 425 S. Adams Street, Suite 201. DUNS: 150841351

**B. Funding Requested**

- i. Grant Type: Assessment
- ii. Assessment Grant Type: Community-Wide
- iii. Federal Funds Requested: \$300,000
- iv. Contamination: We are requesting \$200,000 for contaminated land assessment activities for Hazardous Substances and \$100,000 for Petroleum assessment to assist in future revitalization and redevelopment efforts.

**C. Location:** The Bay-Lake Planning Region consists of eight counties (Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto, and Sheboygan) and one Native American Tribe (Oneida Nation) located in northeastern Wisconsin along the Green Bay and Lake Michigan shorelines. Our Region encompasses 185 units of government (counties, towns, villages, cities, and the Oneida Nation). Assessment activities will be performed in communities throughout this region.

**D. Site Specific:** This is a Community-Wide application; site-specific information does not apply.

**E. Project Contacts****Project Director**

Ms. Angela Kowalzek-Adrians  
425 S. Adams Street, Suite 200  
Green Bay, WI 54301  
Phone 920.448.2820  
Email: [AngelaKA@baylakerpc.org](mailto:AngelaKA@baylakerpc.org)

**Executive Director**

Ms. Cindy J. Wojtczak  
425 S. Adams Street, Suite 200  
Green Bay, WI 54301  
Phone: 920.448.2820  
Email: [CWojtczak@baylakerpc.org](mailto:CWojtczak@baylakerpc.org)

**F. Population**

- i. The total regional population in our 185 units of government was 577,147 in 2010.
- ii. Target area may encompass any of the units of government noted in C. and F.i. above.
- iii. Persistent poverty: We affirm that the Bay-Lake Region is not classified as a Persistent Poverty County as measured by the 1990 and 2000 decennial census and the most recent Small Area Income and Poverty Estimates.

**G. Regional Priorities Form/Other Factors Checklist:** Please see Attachment A.

**H. Letter from the State or Tribal Environmental Authority:** Please see Attachment B.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,



Ms. Angela Kowalzek-Adrians  
Project Director  
Enclosure

## 1. Community Need

### a. Target Area and Brownfields

#### i. Community and Target Area Descriptions

Along the eastern edge of Wisconsin, just north of Milwaukee and Ozaukee Counties, lie over 400 miles of picturesque coastline along Lake Michigan and Green Bay traversing north from these outlying Milwaukee communities to the upper peninsula of Michigan. Of the nine geographies encompassed statewide in Wisconsin by the various Regional Planning Commissions, the applicant, the Bay-Lake Regional Planning Commission (BLRPC), has all eight of its counties within the Great Lakes Basin, with more miles of Great Lakes waterfront than the other regions combined. Our region is a significant contributor to the state economy, with industries such as forestry, paper, fishing, food processing, agriculture, tourism, shipbuilding, and various industries that leverage access to waterways and water in their practices. While only 21% of the U.S. population live in rural areas, approximately 26% of residents in the BLRPC area live in federally defined rural areas (below 2,500 pop.), with another 21% of residents living in communities below 10,000 residents. By community though, this percentage is much higher; 166 of our 185 cities, villages, and towns (and the Oneida Nation Indian tribe) are below 10,000 residents (i.e. 90% are “micro” communities). Our three largest cities in the BLRPC region are Green Bay (pop. 102,847), Sheboygan (pop. 49,288), and Manitowoc (pop. 33,736). Most rural communities in our region share social and economic challenges making it difficult to tackle brownfields, including limited well-paying jobs, growing poverty, aging population, and less active real estate markets. These rural communities lack city funded planning and brownfields staff found in larger metropolitan areas, thus brownfields found in these communities are significantly less likely to be cleaned up by the private sector and need public financial investment to facilitate starting these activities.

The BLRPC region has weathered a large number of company closures and downsizing in our major industry clusters. The downturn in the national economy in the late 2000's coincided with a drastic reduction in paper demand from the newspaper and other print media industries that were so prevalent in our region.

Contracting industries such as shipbuilding have contributed to regional conditions with less reinvestment into public infrastructure that is further diminished due to state budget cuts, underutilized ports, declining property values for most counties and communities in the BLRPC region, and limited job availability for new college graduates and laid-off workers. From 2010 to 2016, a total of 4,938 jobs were lost in the region (as noted in Section c.i. below). Closure of these industrial facilities leaves vacant run-down buildings throughout our region with many unresolved environmental issues as their legacy and it exacerbates already challenging environmental conditions in our region: low Lake Michigan water levels compromise shipping into and out of the region; ongoing concerns with air and groundwater safety and quality; unmaintained properties that contribute to runoff and the spread of invasive species, which adversely impacts water quality for tributaries and Lake Michigan; and increase in problem waterfront areas and beaches.

Due to these impacts and others, we have three classified Great Lakes Areas of Concern (AOC) in our region, which has allowed us to leverage over \$1 million in grants from EPA and US Forest Service, but a large gap exists in funding to deal with these issues. Perhaps the largest environmental impact is from past industrial activities such as paper mills, and other industries concentrated along the Fox River and other tributaries, that have led to serious pollution that is impacting the quality of our Region and Lake Michigan. Pollutants like phosphorus, nitrogen, estrogenic compounds, discarded pharmaceuticals, and PCBs impact the Fox River and Green Bay. Additionally, uncapped brownfield sites in our area result in resuspension and redistribution of soil and debris contaminated with heavy metals, volatile organic carbons (VOCs), polycyclic aromatic hydrocarbons (PAHs), and other chemicals used in historical industrial practices into adjacent residential properties as well as tributaries and the Great Lakes. These have resulted in reduced water quality with diminished tourism and recreational uses in parts of our region, higher childhood blood lead levels, and higher prevalence of asthma.

## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

### ii. Demographic Information and Indicators of Need

Bay-Lake RPC is the official area-wide planning agency for northeastern Wisconsin, with an eight county region: Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto, and Sheboygan and covers 185 units of government (counties, cities, villages, towns, and the **Oneida [Tribal] Nation**). Our largest community (Green Bay) is shown below due to likelihood of sites in that City. Like most of rural Wisconsin (Wisconsin is the 7<sup>th</sup> lowest rural/small town minority population in the country), our region and communities are mostly white; however, our income levels, unemployment, LMI scores, and poverty are worse than average compared to state and national levels on a region or local basis (Table 1 and 3).

**Table 1: Demographic Information**

	Green Bay	Bay-Lake RPC Region	Statewide	National
Population:	102,847 <sup>1</sup>	580,449 <sup>1</sup>	5,724,117 <sup>1</sup>	316,512,021 <sup>1</sup>
Unemployment:	7.2% <sup>1</sup>	7.1% <sup>1</sup>	6.3% <sup>1</sup>	4.6% <sup>2</sup>
Poverty Rate:	18.2% <sup>1</sup>	10.9% <sup>1</sup>	13.3% <sup>1</sup>	15.5% <sup>1</sup>
% Minority	20.8% <sup>1</sup>	8.9% <sup>1</sup>	13.5% <sup>1</sup>	26.4% <sup>1</sup>
Median HH Income:	\$42,826 <sup>1</sup>	\$51,519 <sup>1</sup>	\$53,357 <sup>1</sup>	\$53,889 <sup>1</sup>
Mean HH Income	\$56,902 <sup>1</sup>	\$63,118 <sup>1</sup>	\$69,333 <sup>1</sup>	\$75,558 <sup>1</sup>

<sup>1</sup>Data are from the 2015 American Community Survey data profile, % minority defined as “non-white”

<sup>2</sup>Data are from the Bureau of Labor Statistics (The Employment Situation – Nov. 2016)

### iii. Brownfields and Their Impacts

For planning purposes, our “target area” in the BLRPC may be a little different than most applicants. Due to our large geographic region and the need that’s been identified by our members, we will primarily be focusing on tax delinquent commercial/industrial properties falling into foreclosure; and secondarily, high priority sites located in areas that are adversely impacting the public or environmental health, especially along high-impact tributaries or lake frontage especially those recently closed plants. These tax delinquent commercial and industrial properties are perennially in limbo with no active owner maintaining them, allowing these sites to fall into further disrepair or allow environmental conditions to worsen and is a lost opportunity for our communities. Table 2 below identifies some of the sites we intend to focus on in this proposal.

**Table 2: Potential Brownfield Assessment Sites and Impacts**

Site/Location	Former Use	Potential/Known Contaminants	Potential Exposure Pathways and Health Effects
Algoma Hardwoods (Kewaunee Co) –	60+ years of manufacturing wood doors	Petroleum; Solvents, various hazardous chemicals, asbestos materials, lead based paints	Physical hazards (old structure, unsecured site, safety issues when vacant), inhalation, ingestion, direct contact, groundwater, vapor. – Cancer, CNS, liver, kidneys, skin, respiratory
The Motor Co. - 2103 Hall Avenue, Marinette (Marinette Co) – *Tax Delinquent (TD)	Former car dealership, repair, maintenance shop, USTs, along railroad track	Petroleum release, automotive operations, PAHs, VOCs, heavy metals	Inhalation, ingestion, direct contact. See above
Midwest Plastics - PolarFoam, Pembine (Marinette Co) - TD	Plastics resin and foam materials manufacturer, vacant for over 10 years,	Solvents, 10,000-gallon tank, manufacturing using chemicals	Inhalation, ingestion, direct contact – noted dirt floors in building. See above
Former Land O Lakes Dairy Denmark (Brown Co.)	Cheese factory – Closed in 2014	18 historic releases noted, ASTs/USTs, chemicals in processing	Inhalation, ingestion, direct contact. See above



## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

1-Source Recycling Facility Green Bay (Brown Co) - <b>TD</b>	Recycling of metal, plastics, scrap	Heavy metals, VOCs, PAHs	Inhalation, ingestion, direct contact. See above
2600-2621 Blk Dorn Ct, Hobart (Oneida Nation)	Agricultural, Fireworks storage and retail, machine parts on property	AST, metals, hazardous materials, VOCs	Direct contact, ingestion, inhalation. See above.

These sites represent a very small percent of sites in our region. The threat to human exposure are located within close proximity to residential neighborhoods, schools, parks, and tributaries to Green Bay and Lake Michigan and easily accessible by the public. For example, Algoma Hardwoods, an uncapped site with a history of environmental releases, has approximately 3,000 feet of frontage along the Ahnapee River and stream (that flows into Lake Michigan), Ahnapee State bike and pedestrian trail abuts the south side, is adjacent to DeMeuse Park, across the river from Olson Park, and is 5 blocks from the elementary school.

Bold and italicized values in Table 3 below indicate worse than state averages on census and health data in our specific site areas. LMI are those with 51% of population below 80% or less of the median income.

**Table 3: Demographic/Sensitive Pop. Information at Potential BF Assessment Sites**

Site (tract, City, Co.)	Population	Children <5	Elderly >65	Poverty rate	%LMI	Median HH income
Algoma	3,131	4.9	11.1	4.6	<b>41</b>	\$75,227
Pembine	861	4.3	<b>23.4</b>	11.6	<b>88</b>	<b>\$52,083</b>
Denmark	2,080	<b>8.3</b>	13.3	10.3	<b>47</b>	<b>\$43,179</b>
Marinette (Block 4/9614)	10,968	<b>6.2</b>	<b>17.9</b>	<b>18.9</b>	<b>71</b>	<b>\$32,679</b>
Green Bay	102,847	<b>7.8</b>	12.1	<b>18.2</b>	<b>48</b>	<b>\$42,826</b>
Oneida Reservation	4,484	<b>6.5</b>	7.9	<b>18.5</b>	<b>42</b>	<b>\$34,793</b>
WISCONSIN	5,724,117	6.0	14.8	13.3	40	\$53,357

Source: 2010, 2015 Census data; LMI info: [HUD CDBG LMI web app](#) FY2014, Oneida Nation data from City-Data.com (former Census Designated Place, non-incorporated), many native American statistics on tribal trust lands not available,

### **b. Welfare, Environmental, and Public Health Impacts**

#### **i. Welfare Impacts**

The BLRPC has identified health and welfare concerns related to brownfields as follows: the first is the concentration near sensitive populations like Native Americans, children, elderly, or low-income; and the second is the migration of contaminants from brownfields in the region to the many tributaries that drain to Lake Michigan. These sites pose numerous health concerns for our residents, suspected to be contaminated with substances classified as carcinogens, and contributors to neurological, development, reproductive, or respiratory problems. The Wisconsin Department of Natural Resources (WDNR)'s Bureau of Remediation and Redevelopment Tracking System (BRRTS) database lists 6,441 total sites in our region, of which 319 are still open and unresolved, and over 75% are located within the thousands of miles of direct drainage areas to AOC tributaries or other waterways to Green Bay or Lake Michigan. These sites are found in gateways, along riverfronts, or town centers and include forgotten auto repair shops, gas stations, paint shops, manufacturers, junk yards, ship fabrication facilities, on our Tribal reservation, and at other industry sites that served our Region from the 1880's to the present. Sites like those noted in Table 2 will be inventoried and scored based on tax delinquent status, size, location, potential for contamination (including to waterways), proximity to sensitive populations, and redevelopment opportunity. Oneida Nation is also being negatively impacted with a variety of gas stations, unidentified properties with past small-industry operations and occupancy, and a firework site that may be unjustly impacting members. The tribal nation goals are to acquire these types of sites and clean them up for the betterment of the health and safety of their members.

## ii. Cumulative Environmental Issues

Cumulative environmental issues include a recently closed (2013) nuclear power plant in Kewaunee County with years of upcoming decommissioning contaminated and impacted power plant materials that must be transported through our communities to regulated NRC disposal sites; a significantly impacted shallow groundwater system impacted by nitrates from [non-point source runoff from manure and agriculture contaminants](#); and significant remnants of the carcinogenic PCB's in the region from past paper manufacturing operations that remain a major health impact along our waterways and tributaries.

One common thread through all eight member counties is the cumulative impacts brownfields add to our area that is already classified with three Great Lakes AOCs including the Sheboygan River, Menominee River, and the Lower Green Bay & Fox River (which impact watersheds within Sheboygan, Manitowoc, Brown, Marinette, and Florence counties). Per the EPA's website, pollution from these AOCs include: a manufactured gas plant in Marinette, chemical and ship building companies, paper mills, discharge from two municipal wastewater treatment plants, a foundry, runoff from salt, coal and other storage piles. [Runoff has been a key contributor of contamination in our region and one that brownfields continue to contribute to.](#)

Logging activities, industry, rural and urban non-point sources, along with unregulated dumping has impacted the AOC with PCBs, PAHs, heavy metals, fecal coliform bacteria, and excessive amounts of phosphorus and nitrogen. These have resulted in the entire basin impacted by water quality issues, public use restrictions, degraded fish/wildlife/plant populations, frequent algal blooms, and adverse toxicological impacts that bio-accumulate in fish and subsequently impact health of our human population with blood-metals and cancer.

The pollution website [Scorecard.org](#) lists environmental justice along these river/waterfront communities like Green Bay (which has noted bankrupt private recycler as a potential site in Table 2), as disproportionate impacts to disadvantaged populations with Brown County having over a 2:1 ratio of impacts from release of toxic chemicals, superfund sites (per sq. mile), and air pollutants burdened by people of color compared to white residents. Similar ratios are noted by these residents below the poverty line as well, where we see a higher populace near these former industrial corridors with higher concentrations of brownfield sites.

## iii. Cumulative Public Health Impacts

The brownfields identified in Table 2, and others located across the BLRPC region, pose numerous health concerns to residents, many related to air related toxins so prevalent on unpaved contaminated brownfield sites. Since these unpaved and contaminated sites are usually in more populated areas, they are in close proximity to residences, schools, libraries, and parks that negatively impact sensitive populations like children, low income residents, or the elderly by exposing them to contaminants by direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. Childhood lead levels, cancer, and asthma are especially prevalent. County-level health data provided from the Data Portal on [Wisconsin Department of Health Services](#) and other sources (as noted) showed our counties higher than state averages:

**Table 4: Adverse Health Impacts in BLRPC Counties**

Health Impact Category	Note on BLRPC Counties
Air Quality – ozone (days above standard, 2011)	5 of the worst 13 counties in WI (incl. the worst -Sheboygan Co.)
Air Quality, PM2.5 (% days above standard)	Brown Co. worst in state (0.5, vs. Milwaukee 0.3, and State ave of 0.03)
Release of lead to air ( <a href="#">Scorecard.org</a> )	Two of top three counties in WI are in our BLRPC Region
Asthma ER Visits (2014)	Three counties above state average (Marinette=50, Manitowoc=39, Brown-38, WI state average = 37)
Childhood Blood Lead Percent (2014)	For 5-10 µg/dL and children less than 6 years: Sheboygan Co is 8 <sup>th</sup> highest in state (5.9%), Florence is most (12.5%), For >10 µg/dL, child 0-1 years: Manitowoc Co. second highest in state (twice state average and 3.5 times higher than Milwaukee Co)

## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

	<u>For &gt; 10 µg/dL, child 2-3 years:</u> Kewaunee Co is second highest in state, nearly three times state average. and 50% higher than Milwaukee Co.
Bladder Cancer (2009-2013, per 100,000)	Florence (26.92), Marinette (29.4), Oconto (23.94), Kewaunee (31.63), and Sheboygan (24.69) all above state average.
Lung Cancer (2009-2013, per 100,000)	3 of 8 member counties are above state average, especially concerning are how elevated Oconto (76) and Marinette (72) are 25% and 18% higher than the state average. of 61.14
Heart attack hospitalizations (age 35, per 10,000)	Marinette Co 2nd highest rate in WI (at 69.8, twice the state average of 31.1), and 50% of BLRPC member counties are above the state average.

It is no coincidence that many of these health issues correlate with low income (LI) and low access (LA) to quality food such as fresh fruits and vegetables (labeled “Food Desert” as defined by USDA). Large areas of Florence, Marinette, and Oconto Counties are LI and LA, and subsequently are both adversely impacted by proper diet and health as well as from industrial practices and brownfield sites. Furthermore, the few cities of any significant population with a number of noted sites in our initial inventory (Marinette, Green Bay, Sturgeon Bay in Door County, Manitowoc, and Sheboygan) have large areas of LI and LA. The fact that there are greater percentages of sensitive populations residing in these areas indicates that there is a likely correlation between income, age, and health impacts from contaminated properties.

### c. Financial Need [

#### i. Economic Conditions

Our region has a strong history of both heavy and light manufacturing, and job loss across our 8-county region is a large factor in our residents’ economic viability, or lack thereof as the case may be. Our job loss has been significant since 2010. Kewaunee Co. lost high-paying jobs from nuclear plant closure in 2013 (\$54 million/yr in payroll, 550 jobs lost, plus millions in local property taxes). A recent plant closing in Algoma Hardwoods in November 2016 has resulted in 180 jobs lost. Manitowoc Company factory closure (crawler crane manufacturer) in 2016 is resulting in 528 employees being laid off or having to move good paying hourly and salaried positions to another state. An additional 342 jobs were lost in late 2016 as Brillion Iron Works closed (located 1 mile outside Manitowoc County). This is all in addition to over 3,400 jobs lost from 39 businesses from 2010-2015 according to the [Wisconsin WorkNet](#) website that tracks plant closing mass layoffs, and thus totals 4,938 total jobs lost from 2010-2016. Businesses have closed in all eight of our member counties and across all industry sectors, including retail (Shopko, Kmart, JC Penney, Sears), automotive and ship industries (Bay Shipbuilding, Palmer Johnson Yachts, and Burger Boat in Door Co., International Automotive in Sheboygan Co.), food and beverage (Hostess, Land O’Lakes, Verifine Dairy, Coca-Cola, Piggly Wiggly), pharmaceutical (Morton Pharmacy with 11 locations closed), paper (Green Bay Press Gazette), power companies, and general industry (Thermo Fischer, Quantum Spatial, Innogistics). With a 2012 8-county workforce of just over 300,000, this job loss amounts to a large 2% of our region.

Property values have also fallen. The BLRPC [2012 Comprehensive Economic Development Strategy](#) noted the region’s equalized property values decreased by \$659 million, or 2% from 2008 to 2012. This reduction, combined with state imposed revenue and tax rate caps, makes it very difficult for our communities and counties to raise revenues for community and economic development projects.

#### ii. Economic Effects of Brownfields

As noted in Table 3, and to some extent in Table 1, the region is comprised of a high percentage of lower median household incomes and high LMI percentages in communities or census blocks adjacent to the sites being considered. These areas have existing and past industrial operations adjacent to residential neighborhoods, causing land use conflicts, and noise, traffic safety and air pollution concerns. The problem of industry closure, that has been so common recently in our region, is that it generates a vicious cycle. Four of the seven sites in Table 2 are recent industry closures with job losses, creating lower income noted in

## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

Table 3 and dropping regional property values (as noted in 1.c.i above) and environmental conditions worsening as runoff carries contaminants to our rivers and the Great Lake basin. This then decreases the tax base, home values drop, and crime increases as vacant buildings stay empty. Since our focus is on addressing tax-delinquent properties, these types of impacts (lower property values, unpaid taxes, increased burden to taxpayers) will be a benefit our County Treasurers will see firsthand.

According to County Treasurers in our region, we have at least 18 tax delinquent commercial or industrial properties that meet the definition of a brownfield that are sitting idle and underutilized and on the verge of, or going through, tax foreclosure with some additional absentee owners doing the bare minimum to stave off foreclosure. Most of these sites are located within residential neighborhoods, creating blighted pockets and promoting crime and deterring economic development or causing residents to leave these areas. Brown County, our most urban and populated county with more industrial operations and subsequent brownfields, has seen an [85% increase in methamphetamine cases in the last 3 years](#) and is among the highest in the state. These properties have a clear adverse impact to communities exploring revitalization along the water.

Like other riverfront communities including Green Bay, Marinette, and Two Rivers, the City of Kewaunee (Kewaunee Co) is focusing on waterfront redevelopment to integrate the community's greatest natural features with its best economic development opportunities. However, the basic start of Kewaunee's area-wide development is expected to cost over \$14 million. To date, the City is still working on permitting, engineering, and fundraising to identify and remove these imminent health concerns to improve housing, downtown revitalization, and recreation, but brownfields continue to be a major problem that are inhibiting job creation that could offset some of 4,900 jobs lost from closed businesses over the last five years.

## 2. Project Description and Feasibility of Success

### a. Project Description, Timing and Implementation

#### i. Project Description and Alignment with Revitalization Plans

Our project will be led by BLRPC, which will direct project funds to their eight member counties and Oneida Tribe, and will be guided in part with a newly formed Brownfield Advisory Committee (BAC). Committed BAC members to date include Marinette Co. Association for Business and Industry, UW-Oshkosh and UW-Green Bay, Brown Co. Planning Commission, Wis. Dept. of Health Services, Oneida Nation, Kewaunee Co. EDC, and WI Land Information Program/ Coastal Management Program. We'll use the funds for both petroleum and hazardous sites, to help fund community outreach, further develop the inventory of brownfield sites on tax delinquent parcels or other sites identified and supported by our member communities or counties (focusing on areas with redevelopment potential, along waterfront or tributary access, or those with areas near sensitive populations), conduct an estimated 15 Phase I's, a Quality Assurance Project Plan (QAPP), five Phase II ESAs, Cleanup Plans, and conducting developer recruitment and visioning with community outreach tools at specific sites. The BLRPC will consolidate this information in electronic format and create summary sheets to highlight the most pertinent information about each site that can be distributed to interested buyers or developers. Priority will be on tax delinquent parcels with industrial uses, with scoring priority given to those located close to sensitive populations or lake or tributary access, along with higher scores given to those sites primed for redevelopment. QAPP, site-specific Sampling and Analysis Plans (SAPs), and (as applicable) Remedial Action Plans (RAPs) will be developed for each Phase II ESA. EPA will be consulted before any work is conducted on sites that might impact historical properties. Remediation and reuse plans will be created for each Phase II ESA site.

Assessment data will be used to determine extent of contamination, exposure pathways, and develop remediation strategies. This will push forward to the subsequent stages of redevelopment planning and marketing of BFs, which is our ultimate end goal. Those tax delinquent parcels that have been sitting idle for years or perhaps decades, represent a lost opportunity, and we will work with our partners to identify the



## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

issues that hinder redevelopment and how we can overcome those to get to productive reuse. Other sites selected from inventory will be based on other factors identified in 2.a.ii.(b).

The BAC stakeholder group will align with goals from the community Comprehensive Plans (such as our government partner [Marinette's](#) that will marry environmental corridors and shorelines with brownfields) and the [2012 Comprehensive Economic Development Strategy](#) developed by BLRPC. The noted sites in Table 2 will hopefully address past industry or commercial operations such as the closed Land O'Lakes Factory located within a residential neighborhood, or will help rehabilitate the former car maintenance shop in Marinette, which City staff have noted is primed for redevelopment. Algoma Hardwoods (Table 2), located along the Ahnapee River (watershed of Lake Michigan), is an example of a site we hope to improve to help address issues in the region. These efforts will enable development of a sustainable, community-led revitalization strategy that facilitates brownfield cleanup and reuse, encourages equitable development, and removes economic and environmental barriers that hinder brownfield redevelopment. Redeveloping brownfield properties are identified in many of our communities' comprehensive plans and will result in job creation and a stronger tax base while promoting mixed-use infill development, creating needed housing, and developing parks, trails, and green space.

**Providing more transportation choices** by increasing economic activity near public transit and by promoting pedestrian pathways along riverfront or lakefront areas (like the Ahnapee Trail in Algoma), we anticipate the ability to create more walkable communities and reducing impacts on local roadways.

**Promoting equitable, affordable housing** by redeveloping our many tax-delinquent and abandoned properties will create new housing opportunities such as an old Oconto Hospital site with USTs located in a residential neighborhood. New housing will include energy-efficient units to promote sustainability and help manage resident utility costs. Proximity to our target area downtowns provides opportunities for residents to access low-cost resources.

**Increasing economic competitiveness** by turning abandoned sites into ready-to-use lots that attract developers, businesses, and visitors. Our area's Comprehensive, Workforce and Economic Development Plans underscores the importance of the creating high quality sites to entice new industries locating there.

**Supporting existing communities** by using planning and zoning to encourage compact development within walking distance to public transportation infrastructure in order to maximize the use of existing land area. Our partner planners noted in our support letters have committed to helping address codes to streamline approval process, density and mixed use incentives, and reduced parking requirements and take advantage of existing power, sewer, and water infrastructure.

**Equitability** is an important concern of our communities as demonstrated by the diversity of housing options contemplated in our communities' Comprehensive Plans – ranging from preserving and reusing historic building stock to building apartments and townhomes along lake or riverfront that will provide much-needed alternatives to large-lot single-family development. Even more critical is the proximate access to new forms of employment our revitalization efforts will offer. The assessment and eventual cleanup of brownfields will help establish a clean slate to grow better neighborhoods in our communities.

**Leveraging federal investment** – federal funds to promote restoration of the Great Lakes is already occurring, and we anticipate further state funds and investment will leverage further federal funding as noted in 5.d.ii.1.

**Valuing communities and neighborhoods** by protecting our water so people can live healthy lives; promoting residential access to greenspace, recreational property, and transit; and providing increased economic opportunity so families have the means to live and thrive in the BLRPC region.

ii. Timing and Implementation

(a) **Contractor Procurement** - The BLRPC has the knowledge and pieces in place to begin an Assessment grant project immediately upon the award and be able to complete the project within the three-year term. Prior to this application, and with the intention to use this firm if awarded, we had already solicited a qualified consultant team as part of the requirements under 40 CFR 31.36 which was a competitive contractor procurement process solicited through a formal Request for Qualifications. Firms were evaluated and selected by our agency based on these qualifications. If awarded, BLRPC will implement contracting with this qualified consultant to work with BLRPC throughout the project period. Along with the contractor, BLRPC will prepare the overall 36-month project budget and schedule (to be included in Work Plan and Cooperative Agreement [CA]). BLRPC will provide staff for day-to-day grant operations including: updating the brownfield inventory; distributing project information to the community; site selection; quarterly reporting; ACRES progress tracking and oversight of our contractor. The QAPP will be developed within the first 60 days of grant so that assessment activities are not delayed. Based on our pre-planning efforts, established operational and organizational processes, we expect timely and full use of the project funds over the three-year grant period. Our staff has already assembled a list of more than 20 sites within our project area to jump start the assessment process. Upon approval of the Site Eligibility Determination (SED), we will coordinate Phase I ESA (performed in accordance with ASTM E-1527-13) activities. If Phase I's determines that recognized environmental conditions (RECs) provide potential for contamination, Phase II work may be implemented. If contamination is noted during that phase of work, it would be reported to WDNR for inclusion onto the GIS database, and results may be disseminated at public meetings, and we will work with our public health organization partner on it if deemed appropriate. Remedial Action Plans will immediately be developed for priority sites.

(b) **Site Selection Process:** BLRPC will expand our initial inventory efforts to complete a comprehensive brownfield inventory within the target areas that is intended to include all of our counties. This will be done with our project partners' community involvement and the outreach leverage from our BAC. Inventory will focus on tax delinquent sites, with additional emphasis on private sites identified by municipalities in sensitive areas or along tributaries/lakefront. We will secure permission to add private sites to the inventory due to potential issues in perception from property owners. We'll utilize GIS databases from County Treasurers in our region, filtering by property type, tax delinquency and other factors to assist with developing this unique approach to attempting to resuscitate these sites to productive job- and tax revenue generating ventures.

Sites considered for investigation, including those that are not tax delinquent will be scored by: (1) short- and long-term economic development potential opportunities; (2) known/suspected threats to public health; (3) known/suspected environmental impacts; (4) degree of blight and underutilization; (5) tax delinquency status; (6) community concerns; and (7) site eligibility criteria. As previously mentioned, we will also consider landowner willingness and access issues when prioritizing privately owned sites. The true success of our comprehensive brownfields initiative will not only be measured by the number of brownfield sites prioritized or assessed but also by how well we can diminish or eliminate the environmental and social injustices caused by brownfield sites as they are remediated and redeveloped in our communities.

(c) **Obtaining and securing site access.** Tax delinquent parcels can be accessed for environmental investigations through Wisconsin State Statute 75.377 for the purpose of determining the nature and extent of environmental pollution, even without landowner's permission. For privately or publicly held sites, BLRPC and our partners have extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues. BLRPC will work cooperatively with EPA to ensure the eligibility of all selected assessment sites and will pursue site access authorization from each of the respective owners as necessary. In the event eligibility or authorization is not obtained, we will move down the list of priorities to the next highest ranking site where these can be obtained.

**b. Task Descriptions and Budget Table**

**i. Task Descriptions**

**Task 1: Programmatic Costs:** BLRPC is providing all personnel to track and appropriately bill programmatic costs related to quarterly reporting, and updating and maintaining the ACRES database. If necessary, our contractor will provide programmatic assistance or training specific to this grant. Costs assume \$63/hour for 541 hours (~15 hrs/mo) over the course of the three year grant cycle for personnel. Once a site is deemed eligible, it will be entered into ACRES and the profile updated following completion of Phase I or II ESAs, remediation, and/or redevelopment. The grant includes attending one USEPA Brownfields Conference for one person at an estimated cost of \$1,700 for travel (\$800 ea.), lodging (\$600 ea.), and meals/incidentals (\$300 ea) split evenly between Petroleum and Hazardous grants.

**Task 2: Community Outreach:** Cost includes \$1,069 for printing and mailing project information and documents to citizens and community stakeholders, and personnel costs of \$35,658 for conducting community outreach and stakeholder meetings, updating all BLRPC BAC member websites as new information is generated, drafting press releases, and other activities to complete the community outreach. We anticipate 4 community kickoff meetings, 5 semi-annual BAC meetings, and 5 community outreach meetings with select events (2 staff x ~\$63/hr x 280 hrs/ea), and 935 miles @ \$0.535/mi (~104 mi/mtg).

**Task 3: Site Inventory and Selection:** BLRPC has an initial inventory of ~20 sites that are tax delinquent commercial or industrial sites, as well as hundreds more (based on the BRRTs number of 318 open sites within the region) that aren't tax delinquent but don't meet the municipalities comprehensive plans or the residents would like to see a better reuse of the site. Our county treasurers will assist in identifying and providing further inventory on tax delinquent eligible sites, and our municipalities and counties will assist in other viable inventory selection, keeping contractual or personnel costs lower. Note that we're aware our members Manitowoc & Sheboygan counties are also applying for Assessment Grants. If we are both awarded, we will focus our efforts to the other seven county/tribal partners instead of Manitowoc & Sheboygan. Output=40 brownfield sites identified and scored on our site inventory list and assumes 88 hours of staff time (@\$57/hr), including BAC meeting time, and SEDs completed.

**Task 4: Site Assessment:** Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry ASTM E1527-13 and other appropriate state WDNR, Oneida Nation's Tribal Environmental Response Program (TERP), and federal standards). Based on past experiences and discussions with partners, depending on the size and complexity of sites, BLRPC estimates Phase I ESAs will cost between \$2,500 to \$7,000 and Phase II ESAs at \$25,000-40,000 depending on the complexities and size. The hazardous grant budget (\$200,000) includes contractual costs based on ten Phase I ESAs at a cost of \$4,000 each (\$40,000) and three Phase II ESA's at an approximate cost of \$32,000 each (\$96,000). The petroleum grant budget (\$100,000) includes contractual costs of five Phase I ESAs at a cost of \$4,000 each (\$20,000) and two Phase II ESAs at a cost of \$19,500 each (\$39,000). This task also includes QAPP, SAP, and HSP preparation related to subsurface assessment work, and are anticipated to cost approximately \$12,000 split as \$8,000 from hazardous and \$4,000 from petroleum.

**Task 5: Cleanup Planning** will conduct cleanup/redevelopment planning as required by the WDNR for brownfields where redevelopment is imminent and such activities will facilitate the redevelopment. This may include assessment and preparation of Remedial Action Options Reports or Analysis of Brownfields Cleanup Alternatives (RAOR/ABCAs), and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$10,000 (hazardous substances) and \$5,000 (petroleum), based on completing one hazardous substances and one petroleum RAOR/ABCAs. Output=2-3 cleanup plans completed.

## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

### ii. Budget Table

Budget Categories	Task 1 Programmatic	Task 2 Comm. Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 ABCA	Total
<b>HAZARDOUS Substances Assessment Project Tasks (programmatic costs only)</b>						
Personnel	\$20,046	\$20,942	\$3,343			\$44,331
Travel	\$850	\$250				\$1,100
Supplies		\$569				\$569
Contractual				\$144,000	\$10,000	\$154,000
<b>Haz. Budget</b>	<b>\$20,896</b>	<b>\$21,761</b>	<b>\$3,343</b>	<b>\$144,000</b>	<b>\$10,000</b>	<b>\$200,000</b>
<b>PETROLEUM Substances Assessment Project Tasks (programmatic costs only)</b>						
Personnel	\$14,012	\$14,716	\$1,672			\$30,400
Travel	\$850	\$250				\$1,100
Supplies		\$500				\$500
Contractual				\$63,000	\$5,000	\$68,000
<b>Pet. Budget</b>	<b>\$14,862</b>	<b>\$15,466</b>	<b>\$1,672</b>	<b>\$63,000</b>	<b>\$5,000</b>	<b>\$100,000</b>
<b>Total Budget</b>	<b>\$35,758</b>	<b>\$37,227</b>	<b>\$5,015</b>	<b>\$207,000</b>	<b>\$15,000</b>	<b>\$300,000</b>

### c. Ability to Leverage

BLRPC has a long history of both securing funding that overlaps with past projects and grants, and working with our municipal/county partners to find other funding strategies and use partner's venues for meetings free of charge. We anticipate the following funding sources to further move the needle from negative to positive:

- Wisconsin Economic Development Corp (WEDC) – Brownfield funds. Three programs exist that fund between \$150,000 to \$500,000 for site environmental activities, including ACM assessment and abatement, building demolition, and environmental remedial action activities. Quality applications stand a very high chance of being funded, and communities in BLRPC area: Green Bay, Marinette, and Two Rivers have used these programs over the years totally well over \$5M in our region. Highly likely funding source given understanding of the program, project specifics and past success in our region.
- HUD CDBG – funds vary in size but used to prevent and eliminate blight in low income area through various means. May be used for demolition, infrastructure upgrades, and other public benefits that help the community with removal of blighted properties, infrastructure improvements, or preparing them for redevelopment. Highly likely with proper community and project goals.
- Great Lakes Restoration Initiative (GLRI) Grants – Have received nearly \$2M to date to address Great Lakes issues, to which unsecured and contaminant-sediment laden brownfield sites contribute. BLRPC will continue to compliment EPA programs. Highly likely.
- EPA Cleanup and Area-Wide Planning Grant – Provided a successful application will help identify contaminated parcels, Cleanup and AWP proposals are a funding mechanism we'll pursue in future grant cycles if other avenues are exhausted or if these best meet our project goals.
- Property tax forgiveness – County Treasurers have the ability to forgive back taxes for the benefit of municipalities, highly likely on select sites in foreclosure to put back into productive reuse.
- BLRPC has also been successful in identifying and/or obtaining funds to build/maintain trails and restore habitat and open space along waterways.

## 3. Community Engagement and Partnerships

### a. Engaging the Community

#### i. Community Involvement Plan

Our target community or audience includes a broad range of entities including: 1) both rural and urban communities 2) economic development authorities, 3) impacted residents, 4) community workforce



## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

development boards, 5) business and labor associations, 6) Water resource boards, 7) Wisconsin groundwater association, and 8) other partners. As an RPC, standard communication practices with partners are already in place, including monthly activity reports, regular Commission meetings with our member counties, monthly newsletters, and social media. Once awarded funding, our BAC (made up of select governmental leaders, community based organizations, private interests, and other leaders in our RPC area) will begin meeting and implementing our outreach strategy for the region.

Engaging the public is often challenging, and we've seen firsthand how lightly attended public meetings can be. Therefore, one approach we will use to engage the audience and promote the goals of program is to piggyback public engagement with local or area wide festivals. We've seen this approach work well, where you can tap into an open atmosphere, promote and educate partners and residents on this program, and get instant feedback and input on project ideas or sites. The following local events are ones we'd consider conducting public outreach events to get better participation: City of Marinette (Logging Festival), Peshtigo (Heritage Festival), Crivitz (Oktoberfest), and having a booth at select County fairs. BLRPC has two 27-inch touchscreen computers on tripods that we would plan to bring to these events that we will use for providing visualization, questionnaires, or virtual "thumbtack" comments or areas to focus on in future planning or implementation efforts. These events in total have tens of thousands estimated attendees and we know the feedback and dialogues on the Assessment grant process will have a significantly higher ROI than on traditional public meeting strategy, especially for a broader geographic area like our RPC region resides in. Hosting public information forums/meetings is still an important part of our strategy and we plan to engage in interactive conversation with active listening to questions to get public feedback in select communities as specific sites are identified and move forward from assessment to redevelopment discussions.

### ii. Communicating Progress

We will have a multimedia approach to advertise meetings, encourage community participation, and provide responses to community concerns. This will include announcements in local or regional newspapers, e-mail newsletter (with over 1,000 subscribers), our BLRPC website, and will work with our partners and community-based organizations newsletters and websites. In addition, we currently have a Facebook page and Twitter account that we'll disseminate information through.

Following completing specific assessments, if health risks are identified, written notices will be sent to impacted citizen or neighborhood groups, such as Fritsch Park Neighborhood Association near the 1-Source Recycling tax-delinquent site in Table 2. When cleanup and/or redevelopment planning is initiated, or when partners feel it is advantageous to do so, we will hold a meeting to explain the initial plans and solicit comments on those plans. This is a two-way communication process. As noted above, we will leverage our partner municipalities for communication onto their websites as well. While [most in our region speak English](#), if necessary we will have our bilingual staff member here at BLRPC translate materials to Spanish.

### **b. Partnerships with Government Agencies**

#### i. Local/State/Tribal Environmental Authority

Close and positive cooperation already exists between BLRPC and our state environmental agency, WDNR, as well as the Native American tribe in our region – Oneida Nation. We regularly interact with WDNR in implementation of the EPA grants noted below 5.d.i. Our partnership with WDNR is well established, and the Oneida Nation has their own Tribal Environmental Response Law that will be an important part of the ongoing process as we work toward meeting Remediation and Redevelopment technical standards to achieve site assessment and, eventually, closure. The WDNR will be present at our public meetings when possible, comment on the QAPP, the ABCA/RAP, have approval involvement in any remediation strategies, and will be provided remediation summary reports that will need to be approved through the state remediation and closure process if implemented. They've both included Letters as requested.

ii. Other Governmental Partnerships

Our County partners (such as Brown, Door, Florence, Kewaunee, Oconto, Marinette), municipalities, and Department of Public Health, are all part of our partnership strategy. Planning and Development (such as Brown County and Door County Planning who have provided letters and/or have committed to being part of the BAC) and Treasury departments at the Counties have also been involved in the project dialogue and goals as we've discussed moving some of those tax-delinquent parcels that have sat idle for years along. Because BLRPC can't implement land use or ordinance or zoning changes that may benefit outcomes from the grant, the planning partners have committed to partnering with us in identifying ordinance changes or FEMA issues, and assisting with implementation or approving zoning or redevelopment plans for the sake of economic development projects on brownfield sites. The Department of Public Health will also assist in our pursuits of improving community health issues by addressing contamination at brownfield sites (letter of support included). Government or equivalent BAC partners include Brown County Planning and Kewaunee County Economic Development Corporation, which will help guide our approach to specific sites.

**c. Partnerships with Community Organizations**

i. Community Organization Description & Role

Despite encompassing a large geographic area, BLRPC has strong community based support for this application and subsequent award. We're partnering with groups such as Marinette County Association for Business & Industry, Inc., Wisconsin Land Information Program (which provide \$13 million annually for land records and real estate initiatives), and Wisconsin Coastal Management Program, the UW-Green Bay and UW-Oshkosh. The University partners will incorporate the grant into academic programming to promote environmental science, sustainability, planning, and/or water resources within this private/public partnership opportunity. These partners will provide support in organizing community members, outreach, and other in-kind activities.

ii. Letters of Commitment – See attached letters of commitment

**d. Partnerships with Workforce Development Programs**

BLRPC has a long-term workforce partnership in place to collaborate with job training, job creation, and public-private partnerships. Bay-Area Workforce Development Board (see Letters of Support) serves Northeast Wisconsin, which encompasses the BLRPC area, and consists of selected community representatives, promote job training and helps to connect trained and skilled job seekers with local employers. As the redevelopment of brownfield sites continues in the BLRPC region, this group will work with site owners and developers to identify employment and attract qualified employees, many of which are gaining new skills through this organization and looking for employment due to the recent plant closures throughout our region.

**4. Project Benefits**

**a. Welfare, Environmental, and Public Health Benefits**

An assessment grant will help our communities promote vibrant, equitable and healthy communities within the Great Lakes Basin through redevelopment and cleanup initiatives. The BLRPC and our member counties and municipalities all recognize that a healthy environment underpins economic, health, and social well-being of our communities which in some of our anticipated assessment sites is seriously disadvantaged with low income and rural communities with limited resources. BLRPC's proactive approach to identify tax-delinquent properties as a key strategic point, and work to address environmental issues to put those types of properties back to productive use and back on the tax rolls, are consistent with the Bay-Lake [2012 Comprehensive Economic Development Strategy](#) that notes the declining property values and income taxes post-recession. This helps to align the property uses better with surrounding residential properties, *and* remove the public threat of hazardous materials.

## Ranking Criteria for Assessment Grants – Bay-Lake Regional Planning Commission

- Remove and reduce sources of airborne, direct contact, and groundwater contamination within the Great Lakes Basin. We know capping or removal of heavy-metals contamination (i.e. lead) will help to reduce some of the contamination risks associated with elevated mean blood lead levels that are higher in our communities (see Section 1.b.iii.), as well as asthma and exposure to known carcinogens through breathing or ingestion exposure causes higher bladder and lung cancer in our counties, as well as elevated childhood blood lead levels.
- Improved safety of youth and local residents- by remediating contaminated sites, demolishing blighted and structurally unsound buildings, and providing a new community use on these sites, future projects will remove attractive nuisances (that promote drugs and crime) and major safety concerns to local residents.
- Removal of sediment contamination source from rain or flood events Green Bay has an internationally significant freshwater estuary that is one of the largest in the world. Estuaries act like huge sponges, buffering and protecting upland areas from crashing waves and storms and preventing soil erosion. People enjoy living near estuaries and the surrounding coastline where they can sail, fish, hike and enjoy bird watching. Because of their many benefits, estuaries are often the center of our coastal communities – removing contaminated sediments from uncapped brownfield sites will improve the aquatic habitat and with that comes improved human health (such as reduced bioaccumulation of contaminants in fish thereby reducing human exposure risks from consumption) and recreation (and thus economic) opportunities.
- Greater Access to Daily Needs and Jobs. Sustainable and equitable reuse of sites will lead to greater access to facilities and services to meet the daily needs of residents, such as promotion of sites in our many micro-communities as redevelopment options with healthy food, health care, neighborhood-serving businesses, employment (replacing recent job losses), and parks and recreation, all of which contribute to improved livability, security, stability, and quality of life, all which data supports healthier residents.
- Increased Community Engagement. Public involvement of our target communities through site cleanup and redevelopment will help to ensure both short- and long-term engagement of residents most affected by brownfields. Additionally, this project will serve as an educational opportunity for faculty to engage students at the nearby UW-Oshkosh and UW-Green Bay, which are identified in our Letters of Support.

BLRPC also has strong relationship with Wisconsin Department of Health Services (DHS) with a letter of support noted in the attachments. DHS staff provides a number of environmental health services, including: (1) on-site and written, site specific health “consultations” on exposure conditions at contaminated sites and those undergoing remediation; (2) consultation with state agencies and local officials on chemical specific (e.g., lead and arsenic) or exposure pathway (e.g. vapor intrusion) risks and how they impact cleanup and redevelopment options; and (3) presence at public meetings to answer questions from public on health impacts. As the project commences, it is BLRPC’s goal to continue to advance the planning identified in their [Environmental Corridors of the Bay-Lake Region](#), and within communities such as Brown County’s [Comprehensive Plan](#) and Green Bay’s [Smart Growth 2022](#). Plans to capture future public health and economic opportunities that are spearheaded by this project, and create a broader cumulative advancement of these priorities in the communities along with a well engaged public.

### **b. Economic and Community Benefits**

As noted in 1a.i., some of our region’s challenges are the high percentage of rural populations, job loss, water impacts to the Great Lakes and groundwater from agricultural runoff, urban stormwater, and brownfields; and tax delinquent properties that lay idle for years on end representing contamination, safety risks, and lost opportunity. Our long-term vision is that assessing these properties will be the first step that ultimately leads to site redevelopment at selected sites in our communities aligning with the Plans noted in the paragraph above. This will have the following potential positive economic and community impacts: 1) Removal and/or redevelopment of the abandoned commercial and industrial sites that will reduce the negative impact to home values, boost tax revenues, preserve/enhance greenspace, and reduce the financial strain on municipal protective forces (fire and police) caused by the need for increased monitoring at

these facilities 2) Move tax delinquent properties back to the tax rolls generating increased income for the community and county where they reside 3) Redevelopment will provide the opportunity for new businesses that will bring higher-paying jobs, alleviating some of the financial stress and burden from the large number of recent plant closings. Additionally, these jobs will be able to recruit from nearby educational institutions (UW-Green Bay and UW-Oshkosh who will also incorporate this partnership as an academic training exercise) or our Workforce Team that will allow graduates or trained workers to live and work in the BLRPC area. 4) With new job opportunities, BLRPC residents will once again be able to support their families, and invest in their communities while increasing the tax base. The outcomes coincide with Livability Principles of valuing/supporting community neighborhoods and increasing economic competitiveness.

A [November 2015 study](#) by the Fiscal and Economic Research Center in Wisconsin noted the following impacts from state brownfields funds spent in our Wisconsin: \$27 was leveraged on brownfield sites for every \$1 in grant funds awarded; business investment had a 14-fold investment return on brownfield sites; local governments in our state generated \$88.5 million in new tax revenue on brownfields redeveloped brownfield sites had 3.5 times higher property value compared to pre-development condition; 66% of sites redeveloped were in low-income areas; and 12,400 jobs have been created in our state. We hope to see this impact from future projects with the Assessment Grant as the initial lever to begin this cumulative positive effect.

Finally, improved environmental corridors will result in less contaminated sediment transfer to sensitive tributaries that drain to Lake Michigan. We are recognized nationally as a [Regional Center of Excellence](#) by the National Association of Regional Councils due to our environmental corridor work. Continuing this initiative with brownfields would provide opportunities for improved parks and trails, improved walkability, and additional floodway buffers – preventing current and historical industrial operations from infringing on sensitive ecosystems. Assessment of brownfields along waterways will facilitate acquisition of the opportunity-rich land through the Tax-Deed process, developer recruitment, or land banking options available to our communities.

## **5. Programmatic Capability and Past Performance**

### **a. Audit Findings**

The BLRPC was created as a regional planning commission under provision 66.945(a) of Wisconsin State Statutes in 1972 (included in Threshold attachment). We are routinely annually audited (most recently on Dec. 31, 2015), by an independent auditing firm, and all findings have shown we remain in compliance with grant and funding requirements from local, state, and federal programs with no adverse audit findings.

### **b. Programmatic Capability**

Success on past projects has been realized through the BLRPC's solid public, private, and non-governmental organization partnerships throughout its region and beyond. The BLRPC is a multi-jurisdictional, intergovernmental agency that manages projects through a consensus of relevant stakeholders to ensure successful projects that meet the needs of the resources and the communities in the region.

Angela Kowalzek-Adrians: A Natural Resource Planner and Project Manager at BLRPC will serve as grant and Administrative Project Manager for an awarded Grant. She has over 15 years of professional planning, project management, and grant administration experience. Ms. Kowalzek-Adrians was the project manager for the BLRPC's 2016 and 2013 US Forest Service projects, 2013 EPA GLRI project, 2012 EPA Urban Waters Project, 2010 GLRI project, and numerous NOAA WCMP projects noted in 5.d.ii. below. She'll be assisted by Joshua Schedler, GIS Coordinator, who will help coordinate and implement the Assessment grant components. Mr. Schedler has 16 years of experience at the BLRPC and has extensive background working in public outreach and environmental corridors. In the unlikely event Ms. Kowalzek-Adrians couldn't carry out her duties, BLRPC Executive Director Cindy Wojtczak would assist or step in. Ms. Wojtczak has been in economic and regional planning, and grant administration for over 30 years, including over 20 years with BLRPC and has managed/administered dozens of grants and funding awards over this timeframe.



**c. Measuring Environmental Results: Anticipated Outputs/Outcomes**

We will document, track, and evaluate the following outcomes on an on-going basis: (1) running tally of sites assessed, including a tally of tax delinquent sites; (2) number of brownfield sites that change ownership; (3) acres of land redeveloped and square footage of buildings positioned for adaptive reuse; (4) acres of parks or green space created; (5) length of walking or bike trails created; (6) private investment dollars leveraged; (7) other funding leverage, including other local, state and federal grant funds; (8) number of FTE/LTE jobs created or retained; (9) increased property and sales tax revenue generated; (10) number of buildings seeking LEED certification; and (11) reduction in stormwater impacts and vehicle miles traveled. For each of these categories, the information will be tracked for both tax delinquent properties and privately or municipally held properties to evaluate success with project goals. Progress will be reported to EPA via quarterly progress reports and ACRES database updates to maintain the schedule created in the work plan and cooperative agreement. Anticipated project outputs will include a Work Plan, accepted Site Eligibility Determinations, an EPA accepted QAPP, and an accepted ABCA with noted preferred option. Other outputs will include public meeting handouts, presentations, and minutes, website development and pages, and implemented social and print media strategy. Regularly submitted performance reports and ACRES reporting is part of this.

**d. Past Performance and Accomplishments**

**ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements [10 points]**

**1. Purpose and Accomplishments [5 points]**

The BLRPC has not received an EPA Brownfield grant, but has administered the following federally funded assistance agreements similar in size, scope, and relevance to this proposed project:

Grant	Amount	Purpose	Outcome	Measurement Success
2016 – US Forest Service, GLRI	\$100,000	<i>Mitigating EAB Impacts WI Great Lakes Basin</i>	On-going, will track # trees planted, non-host species	Increasing tree canopy of diverse non-host species
2013 – US EPA GLRI	\$999,648	<i>Invasive Phragmites Control</i>	On-going, managed 1,434 acres thus far	Number of acres managed, 1,500 acres is goal
2013 – US Forest Service	\$157,564	<i>Green Bay, Wisconsin EAB Mitigation</i>	Removed 405 trees, planted 1,747 new species, treated 2,350 trees	Increasing tree canopy of diverse non-host species
2012 – US EPA, Urban Waters:	\$59,995	<i>Restoration Action Plan for Bay Beach</i>	Water quality report, beach redesign	Action plan for restoration, moving forward – on-going
2010 – US EPA, GLRI:	\$777,009	<i>Lake Michigan Sanitary Beach Surveys in NE WI</i>	Beach sanitary surveys and redesign plans/BMPs 10 beaches	Improved beach water quality, prevent beach closings

**2. Compliance with Grant Requirements**

Over the past 45 years, BLRPC has received various grants that benefit the region's eight counties. Our team in 5.b. above have been successfully managed these grants on-time and within budget. All reporting requirements have been met per agreements, and all progress reports and data noting achieved results have been filed as required by grantor in a timely manner. Acceptable semi-annual reporting, financial reporting, final technical reports, and other reports were submitted on time and approved under all agreements. All award funds, including USEPA programs like GLRI and Urban Waters, were drawn down in an efficient manner. We will use the funds in an awarded Assessment Grant in accordance with Work Plan requirements, and implement according to our approved schedule and in accordance with all requirements and conditions set forth by the EPA and in compliance with federal guidelines. We haven properly implemented grant requirements historically, and will do so here as well if awarded this grant.

## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Bay-Lake Regional Planning Commission

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields – EPA Region 5 is particularly interested in projects that supplement publicly funded site characterization and remediation projects in Great Lakes Areas of Concern

Page Number(s): 1, 3, 4, 7, 15

### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X, 1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	X: 1, 3, 11
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X: 5
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



December 6, 2016

Angela Kowalzek-Adrians  
Natural Resources Planner  
Bay-Lake Regional Planning Commission  
425 S. Adams Street, Suite 201  
Green Bay, WI 54301

**Subject: State Acknowledgement Letter for the Bay-Lake Regional Planning Commission's grant application for \$300,000 US EPA Brownfields Community-Wide Assessment Grant application**

Dear Ms. Kowalzek-Adrians:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Bay-Lake Regional Planning Commission for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the Bay-Lake Regional Planning Commission and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for these grant applications is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

Copy: Tauren Beggs – DNR NER



Environmental Health & Safety Division



December 12, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of the Oneida Nation's Environmental Health & Safety Division, we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Mears".

Jeffrey Mears  
Environmental Area Manager  
Oneida Nation

## **Attachments**

<b>Attachment A</b>	<b>Threshold Eligibility Determination</b>
<b>Attachment B</b>	<b>Letters of Commitment from Government and Community Organizations</b>
<b>Attachment C</b>	<b>Leveraging Documentation</b>
<b>Attachment D</b>	<b>Supporting Documentation</b>

**Attachment A**  
**Threshold Eligibility Determination**

## **Threshold Criteria for Assessment Grants**

### **1. Applicant Eligibility**

The applicant for this combined EPA Community-wide Hazardous Materials and Petroleum Assessment Grant is the Bay-Lake Regional Planning Commission (BLRPC). The BLRPC fulfills the definition of an “eligible entity” by being a regional planning authority, created in 1972 under Wisconsin Statutes s. 66.945 (re-titled 66.0309). The incorporation statement is included as an attachment to this application. Bay-Lake Regional Planning Commission is a General Purpose Unit of Local Government, as a Regional Council, as defined in the eligibility requirements for this grant.

### **2. Community Involvement**

Residents will be kept informed throughout the project through public meetings; project updates at our regular Commission meetings with our member counties and posted to the BLRPC website, social media, and monthly electronic newsletters; monthly activity reports; and through flyers and other publications. Distribution of flyers and other publications and the use of public meetings will ensure that the BLRPC and our stakeholders communicate with, and seek input from, the widest range of citizenry possible. The BLRPC will continue to gather input as appropriate from private and public entities.

The public involvement process will include public participation assemblies during the course of implementing our brownfield program. Through public meetings we will introduce the participants to the “why’s” and “how’s” of the EPA Brownfield assessment and planning process. These participatory activities will involve group interaction at community events providing citizens an opportunity to make a critical assessment of the community. Additional public meetings may be held that focus on discovery and information gathering. A stakeholders group of key business entities, planning professionals, government officials, and citizens will form a Brownfield Advisory Committee (BAC), which will periodically convene to collaborate on the implementation of our outreach strategy. We will further engage with the public by integrating our public engagement with local or areawide festivals and events to tap into an open atmosphere to promote the program and educate partners and residents on the effort, and get instant feedback and input on project ideas or sites. The following local events are ones at which we would consider conducting public outreach for better participation: City of Marinette (Logging Festival), Peshtigo (Heritage Festival), Crivitz (Oktoberfest), and having a booth at select County fairs. These events in total have tens of thousands of estimated attendees and we know the feedback and dialogues on the assessment grant process will have a significantly higher return on investment than on traditional public meeting strategy, especially for a broader geographic area like our RPC region resides in. Hosting public information forums/meetings is still an important part of our strategy and we plan to engage in interactive conversation with active listening to questions to get public feedback in select communities as specific sites are identified and move forward from assessment to redevelopment discussions. Additionally, the BLRPC has two 27-inch touchscreen computers on tripods that we would bring to events and public meetings to provide visualization, questionnaires, or virtual “thumbtack” comments or areas to focus on in future planning or implementation efforts.





EXECUTIVE ORDER NO. 35

THERE IS HEREBY CREATED, in accordance with the provisions of Section 66.945 (a) of the Statutes, a regional planning commission which shall be known as the Bay-Lake Regional Planning Commission which shall have jurisdiction in the counties of Brown, Door, Kewaunee, Manitowoc, Marinette, Oconto and Sheboygan.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Wisconsin to be affixed. Done at the Capitol in the City of Madison this 2/31 day of April in the year of our Lord one thousand nine hundred and seventy-two.

*Patrick J. Lucey*  
PATRICK J. LUCEY  
Governor

BY THE GOVERNOR:

*William W. Zimmerman*  
SECRETARY OF STATE



**Attachment B**  
**Letters of Commitment from Government and Community**  
**Organizations**

PLANNING COMMISSION

Brown County

305 E. WALNUT STREET, ROOM 320  
P.O. BOX 23600  
GREEN BAY, WISCONSIN 54305-3600

PHONE (920) 448-6480 FAX (920) 448-4487  
WEB SITE [www.co.brown.wi.us/planning](http://www.co.brown.wi.us/planning)



**CHUCK LAMINE, AICP**

PLANNING DIRECTOR

November 29, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Support for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of Brown County, I am pleased to provide this letter in support of the USEPA Brownfields Assessment Grant application from the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address critically important brownfield sites that will benefit the region in terms of both economic development and environmental sustainability.

As a past recipient of an USEPA Brownfields Assessment Grant, Brown County looks forward to assisting the Bay-Lake Regional Planning Commission in terms of its experience and technical expertise in grant administration. Furthermore, Brown County will also participate through community outreach, serving on the Bay-Lake Regional Brownfields Advisory Committee, and other applicable in-kind activities to support this multijurisdictional effort.

We are excited about the possibilities an awarded Brownfields Assessment Grant holds for the future of our residents and furthering the goals of making our region economically vibrant and environmentally safe.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chuck Lamine", is written over a faint, larger version of the same signature.

Chuck Lamine, AICP  
Planning Director

Scott Walker  
Governor



DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET  
PO BOX 2659  
MADISON WI 53701-2659

Linda Seemeyer  
Secretary

**State of Wisconsin**  
Department of Health Services

Telephone: 608-266-1251  
Fax: 608-267-2832  
TTY: 711 or 800-947-3529

December 6, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Support for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

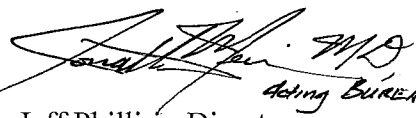
On behalf of the Wisconsin Division of Public Health (DPH), we are pleased to provide this letter in support of the U.S. EPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the economic development and environmental health of the region.

Our staff work closely with local governments throughout the Bay-Lake area to improve public health by addressing contaminated properties and reducing harmful environmental exposures associated with these properties. A collaborative relationship between state and local entities is vital to the redevelopment of brownfield properties in order to ensure that the needs and concerns of the community are considered and addressed. The efforts of this brownfield grant fit squarely with our goals as a state agency.

We will participate in this assessment grant by providing support, technical expertise, community outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission and determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We wholeheartedly support your grant application and look forward to working with you to evaluate these brownfield properties and work to improve the economic development and public health of the region.

Sincerely,

  
*acting BUREAU DIRECTOR*

for Jeff Phillips, Director  
Bureau of Environmental and Occupational Health  
Wisconsin Division of Public Health



November 29,, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of Door County Economic Development Corp, we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

The Door County Economic Development Corp. has been a long-time community partner and resource to the Bay-Lake Regional Planning Commission. We are a public/private partnership dedicated to improving the economic sustainability of Door County. We proactively work with communities and businesses to promote redevelopment of contaminated and underutilized sites that will lead to an improved environment and enhanced economic viability of our community.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in blue ink, appearing to read "William D. Chaudoir", followed by a long horizontal line.

William D. Chaudoir  
Executive Director

BUSINESS By NATURE<sup>®</sup>



## Bay Area Workforce Development Board

317 West Walnut Street | Green Bay, WI 54303

T (920) 431-4100 | F (920) 431-4101

TDD/TTY Dial 7-1-1 Toll-free

[www.bayareawdb.org](http://www.bayareawdb.org)

December 2, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of Bay Area Workforce Development Board, I am pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

Bay Area Workforce Development Board has been a long-time community partner and resource to the Bay-Lake Regional Planning Commission on workforce development issues. We collaborated closely several years ago on the seven-year run of the Northwoods Economic Summit project from 2004-2011 along with CESA #6 and Northeast Wisconsin Technical College.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in black ink, which appears to read "James M. Golembeski".

James M. Golembeski, Executive Director  
Bay Area Workforce Development Board

**Bay Area WDB, serving WIOA Title I, is an Equal Opportunity Service Provider and Employer**

serving Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Menominee,  
Oconto, Outagamie, Shawano and Sheboygan counties.





## County of Door PLANNING DEPARTMENT

County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235

---

**Mariah Goode, Director**

Phone: (920) 746-2323

FAX: (920) 746-2387

Website: <http://map.co.door.wi.us/planning>

E-mail: [mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)

December 1, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams Street  
Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Support for Bay-Lake Regional Planning Commission U.S. EPA Brownfields  
Assessment Grant

Dear Ms. Wojtczak:

On behalf of the Door County Planning Department, I am pleased to provide this letter in support of the Bay-Lake Regional Planning Commission USEPA Brownfields Assessment grant application. This grant will enable the Commission to address important brownfield issues that will benefit the region's economic development and environmental health.

The Planning Department has worked independently and with Bay-Lake Regional Planning Commission over the years on a wide variety of economic development and environmental health issues. We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

Mariah Goode



**FLORENCE COUNTY**  
**Economic Development**  
*Helping Business Grow*  
**Wendy Gehlhoff – Director**  
**P.O. Box 410, Florence, WI 54121**

November 29, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of Florence County Economic Development, we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission (BLRPC). This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

Florence County Economic Development (FCED) has been a long-time partner with the Bay-Lake Regional Planning Commission. Our organization has provided local county-based information and data to BLRPC for a variety of projects. FCED and BLRPC have partnered to facilitate a Sustainable Forestry Conference attended by 150+ people for the last 12 years. We have also utilized BLRPC to lead several grant projects including Safe Routes to School, Comprehensive Planning and mapping projects.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

Wendy Gehlhoff - Director  
Florence County Economic Development



December 5, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant

Dear Ms. Wojtczak,

On behalf of Kewaunee County Economic Development Corporation (KCEDC), I am pleased to provide this letter in support of the US EPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will assist the Commission in addressing important brownfield issues that will benefit the region in the areas of economic development and environmental health.

KCEDC has been a long-time community partner with the Bay-Lake Regional Planning Commission. With the announcement of the loss of the county's largest employer (Kewaunee nuclear plant) in 2012, Kewaunee County Economic Development Corp. relied heavily on its partnership with Bay-Lake Regional Planning Commission for assistance with the development of medium and long-term strategies to begin economic recovery. Equally as important was the planning assistance Bay-Lake offered to navigate through the decommissioning of the nuclear plant.

Unfortunately, Kewaunee County is experiencing the loss of another large employer, with the potential for another sizeable vacant contaminated facility. Even more devastating are the total number of jobs lost over the past four years, nearing 1,000. Rural communities, like Kewaunee County depend on partners like Bay-Lake Regional Planning Commission to assist in the revitalization our communities.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in black ink, appearing to read "JKBrown", is placed above the printed name.

Jennifer K. Brown  
Executive Director  
Kewaunee County Economic Development Corp.



---

MARINETTE COUNTY ASSOCIATION FOR BUSINESS & INDUSTRY, INC.

Monday, November 28, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of the Marinette County Association for Business and Industry, Inc. (MCABI), we are pleased to provide this letter in support of the US EPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

MCABI has been a long-time economic development partner and resource to the Bay-Lake Regional Planning Commission. For the last 27 years, MCABI has partnered with business, industry, local, regional and state organizations and agencies to provide a wide range of assistance, obtaining grants or other funding, to help Marinette County businesses and communities grow and prosper.

MCABI is currently building a business and industrial incubator on a Brownfield site, which is being remediated with the help of a Brownfield Grant. We know firsthand how valuable a Brownfield Grant is in the remediation of a contaminated site, making it attractive for redevelopment and putting the land back on the tax rolls.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in black ink, reading 'Ann Hartnell', is written over a light blue horizontal line.

Ann Hartnell, Executive Director  
Marinette County Association for Business & Industry, Inc.



Oconto County  
Economic Development Corporation  
Fostering Economic Development and Tourism Promotion in Oconto County

December 8, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of Oconto County Economic Development Corporation (OCEDC), we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

OCEDC has been a long-time community partner and resource to the Bay-Lake Regional Planning Commission. OCEDC provides economic development and tourism services on behalf of Oconto County, and has worked extensively with Bay-Lake RPC on EDA related projects.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

Paul W. Ehrfurth, Executive Director  
Oconto County Economic Development Corporation, Inc.





November 28, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf of the Environmental Research and Innovation Center (ERIC) at the University of Wisconsin Oshkosh we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

The ERIC and UW Oshkosh has been a long-time community partner and resource to the Bay-Lake Regional Planning Commission. We have been an active regional player in the redevelopment of properties that have a myriad of contamination issues. Only by using sound science and reasonable engineering approaches can we find practical solutions to redevelopment. The ERIC and its staff have worked on hundreds of projects throughout the region, helping realize the revitalization of numerous sites with a diversity of challenges. All projects have resulted in success! We hope these experiences can be of assistance to this project.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe. This proposal is just another example of how the Bay-Lake Regional Planning Commission has been a forward thinker and leader in the development of the environmentally and economically viable upper Great Lakes region.

Sincerely,

A handwritten signature in black ink, appearing to read "J. S. Keating". The signature is fluid and cursive, with a large, stylized "K" and "E".

Viessmann Chair of Sustainable Technology  
Professor of Environmental Engineering Technology  
Director, Environmental Research and Innovation Center

ENVIRONMENTAL RESEARCH AND INNOVATION CENTER



UNIVERSITY of WISCONSIN  
**GREEN BAY**

December 20, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

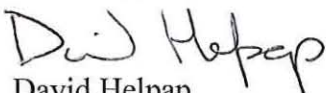
On behalf of the University of Wisconsin – Green Bay (UWGB), we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission (BLRPC). This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

UWGB's mission is to enrich the quality of life for students and the community by embracing the educational value of diversity, promoting environmental sustainability, encouraging engaged citizenship, and serving as an intellectual, cultural and economic resource. This closely parallels the work of the BLRPC, especially with regard to this grant. UWGB and BLRPC have long been partners working on projects that have provided planning and public meeting assistance to the communities of northeast Wisconsin while offering educational opportunities to students.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the BLRPC Commission and as determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,



David Helpap

Assistant Professor, Public and Environmental Affairs (Political Science)  
University of Wisconsin – Green Bay





University of Wisconsin Sea Grant Institute  
1975 Willow Drive, Madison, WI 53706-1177  
608.262.0905 ph 608.262.0591 fax [www.aqua.wisc.edu](http://www.aqua.wisc.edu)

December 8, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Dear Ms. Wojtczak,

On behalf the University of Wisconsin Sea Grant Institute, this letter confirms our support and commitment for Bay-Lake Regional Planning Commission's U.S. EPA Brownfields Assessment Grant application. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

The University of Wisconsin Sea Grant Institute's mission is to promote the wise and sustainable use of Great Lakes natural resources through research, education and outreach. This closely parallels the work of Bay-Lake Regional Planning Commission whose service region entirely drains to Lake Michigan. UW Sea Grant and BLRPC have long been partners working on projects that have provided technical and planning assistance to the communities of northeast Wisconsin.

As part of our commitment to this project, we will participate on the Bay-Lake Regional Brownfields Advisory Committee and provide advisory support related to community organizing and outreach. We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Sincerely,

A handwritten signature in black ink that reads "Julia Noordyk".

Julia Noordyk  
Water Quality and Coastal Community Outreach Specialist  
University of Wisconsin Sea Grant Institute  
2420 Nicolet Dr. MAC 212  
Green Bay, WI 54311  
920-465-2795  
[jnoordyk@aqua.wisc.edu](mailto:jnoordyk@aqua.wisc.edu)



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**SCOTT WALKER**  
GOVERNOR

**SCOTT A. NEITZEL**  
SECRETARY

Division of Intergovernmental Relations  
Post Office Box 8944  
Madison, WI 53708-8944  
Voice (608) 267-7982  
Fax (608) 267-6917

December 5, 2016

Cindy Wojtczak, Executive Director  
Bay-Lake Regional Planning Commission  
425 S. Adams St, Suite 201  
Green Bay, WI 54301-4117

Re: Letter of Commitment for U.S. EPA Brownfields Assessment Grant for the Bay-Lake Regional Planning Commission

Ms. Wojtczak,

On behalf of Resource Policy Bureau at the Wisconsin Department of Administration, we are pleased to provide this letter in support of the USEPA Brownfields Assessment grant application for the Bay-Lake Regional Planning Commission. This grant will enable the Commission to address important brownfield issues that will benefit the region in the areas of economic development and environmental health.

The programs on my team (Coastal Management, Land Information and Comprehensive Planning) have been a long-time community partner and resource to the Bay-Lake Regional Planning Commission. The integration of the community planning efforts and leveraging of the geospatial expertise of the Regional Planning is exciting and I am eager to coordinate and leverage my programs' work to enhance the effort and build on mutual initiatives to create sustainable communities and enhance the area's residence quality of life.

We will participate in this assessment grant by providing support, community organizing and outreach, and other in-kind activities as requested by the Bay-Lake Regional Planning Commission determined to be appropriate by our organization. Additionally, we will participate on the Bay-Lake Regional Brownfields Advisory Committee developed as part of this grant.

We are excited about the possibilities a Brownfields Assessment Grant holds for the future of our residents, making our region economically strong and environmentally safe.

Michael J. Friis, Resource Policy Team Leader  
Wisconsin Land Information Program  
Wisconsin Coastal Management Program  
Division of Intergovernmental Relations  
Department of Administration  
101 East Wilson Street, 9th Floor  
Madison, WI 53708  
(608) 267-7982  
[Michael.Friis@wisconsin.gov](mailto:Michael.Friis@wisconsin.gov)

**Attachment C**  
**Leveraging Documentation**

## Documentation of Leveraged Funds

**Name of Applicant:** Bay-Lake Regional Planning Commission

1. **Regional Planning Commission Leadership & Staff:** Our Executive Director, Cindy Wojtczak, has committed to make the Bay-Lake Regional Brownfields Recovery Initiative one of the top initiatives for the future of the Bay-Lake Region, and has pledged to devote significant staff time and momentum to ensure success. Ms. Wojtczak has designated Project Director, Angela Kowalzek-Adrians and Project Manager, Joshua Schedler as focused liaisons for stakeholder collaboration on this initiative. The Bay-Lake Regional Planning Commission (BLRPC) is committed to the success of this project beyond the federal funds that would come with a funded project. Therefore, additional staff time will be allocated as needed to successfully implement the project.
2. **Wisconsin Department of Natural Resources (DNR):** As a state agency that is dedicated to working with the citizens and businesses of Wisconsin while preserving and enhancing the natural resources of Wisconsin, DNR will collaborate with the BLRPC and has committed in-kind support to assist with identifying key state and federal contacts and coordinate meetings to answer questions and discuss local plans, options, and best practices. The DNR will also assist in leveraging additional funds from state-managed grant and loan programs.
  - **See DNR signed leverage letter.**
3. **Wisconsin Department of Health Services (DHS):** DHS is a state agency that works closely with local governments in Wisconsin to improve public health by addressing contaminated properties and reducing harmful environmental exposure associated with these properties. DHS will collaborate with the BLRPC on this project and has committed in-kind support to provide technical expertise and community outreach. Additionally, DHS will commit Adam Streiffer, MSPH, Bureau of Environmental and Occupational Health to participate on the Brownfields Advisory Committee for the project.
  - **See DHS signed leverage letter.**
4. **Oneida Nation:** Oneida Nation is a federally recognized tribe of Oneida people, with a reservation located in northeast Wisconsin. Oneida Nation will leverage its Tribal Environmental Response Program under a Brownfield 128(a) grant from EPA to collaborate with the BLRPC on this project. Oneida Nation has committed in-kind support to provide technical expertise and community outreach. Additionally, Oneida Nation will commit Vicky Flowers, Division of Environmental Health and Safety to participate on the Brownfields Advisory Committee for the project.
  - **See Oneida Nation signed leverage letter.**
5. **Wisconsin Department of Administration (DOA):** The DOA will collaborate with the BLRPC under its Resource Policy Bureau, which includes the Coastal Management Program, Land Information Program, and Comprehensive Planning Program. Staff from these programs have committed in-kind support to provide technical expertise and community outreach. Additionally, the DOA will commit Michael Friis, Division of Intergovernmental Affairs to participate on the Brownfields Advisory Committee for the project.
  - **See DOA signed leverage letter.**
6. **University of Wisconsin Sea Grant Institute (Sea Grant):** Sea Grant's mission is to promote the wise and sustainable use of Great Lakes natural resources through research, education, and outreach. Sea Grant will collaborate with the BLRPC on this project and has committed in-kind support for community

organizing and outreach. Additionally, Sea Grant will commit Julia Noordyk, Water Quality and Coastal Community Outreach Specialist to participate on the Brownfields Advisory Committee for the project.

- **See Sea Grant signed leverage letter.**

**7. University of Wisconsin Oshkosh (UWO):** UWO's has been an active regional player in the redevelopment of properties that have a myriad of contamination issues. UWO will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach. BLRPC will work with UWO to develop a student project as part of this initiative. Additionally, UWO will commit Greg Kleinheinz, Director of Environmental Research and Innovation Center to participate on the Brownfields Advisory Committee for the project.

- **See UWO signed leverage letter.**

**8. University of Wisconsin Green Bay (UWGB):** UWGB will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach. BLRPC will work with UWGB to develop a student project as part of this initiative. Additionally, UWGB will commit David Helpap, Assistant Professor, Public and Environmental Affairs, to participate on the Brownfields Advisory Committee for the project.

- **See UWGB signed leverage letter.**

**9. Bay Area Workforce Development Board (Bay Area WDB):** The Bay Area WDB is a regional board established by the Workforce Investment Act of 1998 (WIA) to address local economic workforce issues in northeast Wisconsin. Bay Area WDB will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach.

- **See Bay Area WDB signed leverage letter.**

**10. Brown County Planning Commission (Brown County):** Brown County will collaborate with the BLRPC on this project and has committed in-kind support for technical assistance, community organizing, and outreach. Additionally, Brown County will commit Aaron Schuette, Senior Planner, to participate on the Brownfields Advisory Committee for the project.

- **See Brown County signed leverage letter.**

**11. Door County Economic Development Corporation and Door County Planning (Door County):** Door County will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach.

- **See Door County signed leverage letters (2).**

**12. Florence County Economic Development Corporation (Florence County):** Florence County will collaborate with the BLRPC on this project and has committed in-kind support for community organizing, and outreach.

- **See Florence County signed leverage letter.**

**13. Kewaunee County Economic Development Corporation (Kewaunee County):** Kewaunee County will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach. Additionally, Kewaunee County will commit Jennifer Brown, Executive Director, to participate on the Brownfields Advisory Committee for the project.

- **See Kewaunee County signed leverage letter.**



**14. Marinette County Association for Business & Industry (Marinette County):** Marinette County will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach. Additionally, Marinette County will commit Ann Hartnell, Executive Director, to participate on the Brownfields Advisory Committee for the project.

- **See Marinette County signed leverage letter.**

**15. Oconto County Economic Development Corporation (Oconto County):** Oconto County will collaborate with the BLRPC on this project and has committed in-kind support for community organizing and outreach. Additionally, Oconto County will commit Nancy Rhode, Assistant Director, to participate on the Brownfields Advisory Committee for the project.

- **See Oconto County signed leverage letter.**

**Attachment D**  
**Supporting Documentation**

# Algoma Hardwoods to close; 180 to lose jobs

**Richard Ryman**, USA TODAY NETWORK-Wisconsin 10:10 a.m. CST November 10, 2016



(Photo: Tina Gohr/USA TODAY NETWORK-Wisconsin)

ALGOMA - A strong jobs market might lessen the impact of the decision to close the Algoma Hardwoods plant.

Masonite International Corp. notified the city Tuesday it would close its architectural door and mineral core manufacturing plant at 1001 Perry St. next year. The company said 180 employees would lose jobs because of the shutdown. Layoffs will begin about Jan. 13, 2017, and be complete when the plant ceases operations on Aug. 31.

A silver lining might be that the jobs market is healthy, said Jim Golembeski, executive director of Bay Area Workforce Development Board in Green Bay. He said displaced workers from The Manitowoc Co. and Brillion Iron Works have had luck finding new employment.

"We have employers calling us and saying 'How do we talk to these people?'" he said. "It's a very robust job market all around them. When we had a job fair in Manitowoc, we had to cut the employer participation off at 75 because that was all the room we had."

**RELATED:** [500 to lose jobs at Manitowoc Company \(/story/news/2016/08/10/manitowoc-company-layoffs-500-shady-grove-pennsylvania-cranes/88511308/\)](/story/news/2016/08/10/manitowoc-company-layoffs-500-shady-grove-pennsylvania-cranes/88511308/)

**RELATED:** [Brillion Iron Works to be shut down \(/story/news/local/2016/09/12/brillion-iron-works-shut-down/90289766/\)](/story/news/local/2016/09/12/brillion-iron-works-shut-down/90289766/)

Nonetheless, the unexpected announcement is devastating to families heading into the holiday season, said City Administrator Jeff Wiswell.

"They obviously are concerned about the welfare of their families and the future. That's at the kitchen table level," he said. "For the city of Algoma, it's a disconcerting situation. We looked at Hardwood as being a stable employer in the city of Algoma for over 100 years."

Masonite said it would close the plant because the work can be done at other locations. The Tampa, Fla., company purchased [Algoma Hardwoods \(http://www.algomahardwoods.com/\)](http://www.algomahardwoods.com/) in 2012. At the time, Algoma employed about 350 people and reported 2011 revenue of more than \$60 million.

"This difficult decision was driven by factors beyond the control of the Algoma employees who have worked very hard to make this plant successful," said Fred Lynch, president and CEO. "The closure is a result of the need to simplify the business' network of door plants and the overlap of Algoma's service area with our other facilities."

The tax impact of the closing had not been determined.

"We are just finishing the city budget. This is going to be one more punch to the gut, so to speak," he said. "It's not only a reduction in the property tax levy, but most importantly in terms of personal property taxes on the machinery."

There will be other impacts as well, such as on the real estate market, he said.

Wiswell is hopeful other employers will absorb the workers. The city supports more than 1,000 manufacturing jobs at a wide range of companies, and there are other manufacturers not far away, such as Bay Shipbuilding in Sturgeon Bay.

"Our manufacturers are always looking for employees. Hopefully, we can place many of them," he said.

Bay Area Workforce Development Board would provide displacement services that include workshops on a variety of topics, such as resume writing and interviewing, job search strategies and budgeting, information about programs and resources, and career and resource fairs.

"We definitely want to help them look at salary and benefit levels for when they re-enter the workforce," Golembeski said.

Contact [rryman@greenbaypressgazette.com \(mailto:rryman@greenbaypressgazette.com\)](mailto:rryman@greenbaypressgazette.com) and follow him on Twitter [@RichRymanPG \(http://www.twitter.com/richrymanpg\)](https://twitter.com/RichRymanPG). on Instagram at [rrymanpgor](https://www.instagram.com/rrymanpgor) on Facebook at [Richard Ryman-Press-Gazette](https://www.facebook.com/Richard-Ryman-Press-Gazette). Or call him at (920) 431-8342.

Read or Share this story: <http://gbpg.net/2fDiZOz>



**WISCONSIN  
PUBLIC RADIO**

Wisconsin and the World. **npr**

Published on *Wisconsin Public Radio* (<http://www.wpr.org>)

[Home](#) > Manitowoc Company Moving To Pennsylvania, 528 Jobs Leaving Wisconsin

---



## **Manitowoc Company Moving To Pennsylvania, 528 Jobs Leaving Wisconsin**

Move Will Provide Up To \$30M In Annual Pre-Tax Cost Savings

By Patty Murray, The Associated Press

**Updated:**

Thursday, August 11, 2016, 10:38am

A major employer is closing its plant in Manitowoc, putting more than 500 employees out of work when it moves its crane manufacturing operations out of the state.

The closure of Manitowoc Crane is the latest in a string of factory shutdowns that have affected the city.

The company will remain open until it completes its current projects. It's expected to close the manufacturing facility in stages beginning this year until it fully closes in 2017 when it moves. The company said it can save up to \$30 million a year by leaving. It has been in Manitowoc since 1902.

The company has not provided details on whether the 528 people affected will be offered jobs in Shady Grove, Pennsylvania. The company's headquarters and some crane repair positions will remain in Manitowoc.

It hasn't been a good few years in Manitowoc, said Jim Golembeski, executive director of the Bay Area Workforce Development Board.

"The ice division of Manitowoc Company has also been laying off people, we've been working with them for about a year and a half," Golembeski said. "Then we had Foster Needle awhile back, which I think was about 85 people."

But Golembeski said the regional job market has picked up and companies in nearby communities are hiring.

"The area surrounding Manitowoc is looking for a lot of skilled workers, but Manitowoc itself has really been hit pretty hard," he said.

Golembeski said the state Department of Workforce Development is offering assistance to those affected and Manitowoc Crane will also help employees find new jobs.

"We don't need anybody panicking at this point," he said. "Not the workers, not anybody in the community. We're taking this step by step and we know how to do this. The employees are coming out at least into a fairly robust economy."

The company opened in 1902 as the Manitowoc Dry Dock Company, a company that built and repaired ships for World War I and World War II, according to the company's website, before it began manufacturing cranes in 1925.

*Editor's note: This story has been updated to include original reporting from Wisconsin Public Radio.*

---

**Source URL:** <http://www.wpr.org/manitowoc-company-moving-pennsylvania-528-jobs-leaving-wisconsin>

# Nuclear plant's closure leaves Wisconsin town fighting for its life



1 of 2



BY STEPHANIE FINUCANE  
[sfinucane@thetribunenews.com](mailto:sfinucane@thetribunenews.com)

*Editor's note: Diablo Canyon's closure in 2025 means an annual economic loss of about \$1 billion locally. This is the third of a four-part series on how other communities dealt with the financial consequences when their nuclear power plants closed.*

Once the plug is pulled on a nuclear power plant, how much is the behemoth worth?

Next to nothing, according to Dominion Resources, which owns the now-shuttered Kewaunee Power Station located on 900 acres on Lake Michigan's shore.

The plant was the major source of tax revenue for the town of Carlton, Wisconsin — a farming community of about 1,000 residents. Dominion paid utility taxes to the state, which were shared with Carlton and other local agencies.

But when the plant closed in 2013 and was no longer producing energy, Dominion stopped paying the utility taxes that had covered nearly all of Carlton's expenses for services such as road repair, snow removal and emergency services.

Town officials say the private utility should not be off the hook. With Dominion no longer paying utility taxes, they believe the company should pay hefty property taxes on the plant and the lakeshore property around it. That's led to a court battle expected to go to trial next year.

Carlton — or rather, the two appraisers it hired — placed the value of the nuclear plant and its surrounding acreage at \$457 million. Based on that assessment, Dominion was billed nearly \$7 million in property taxes last year, according to the Green Bay Press-Gazette. Dominion paid up under protest, but it sued the town of Carlton for a refund — with interest.

66

**IT'S JUST BIG BUSINESS. THAT'S ALL IT IS. IT'S A SHAME.**

David Hardtke, chairman of the Carlton town board



In its lawsuit, Dominion says its single-unit, 556-megawatt nuclear plant is “physically and legally” inoperable, making it practically worthless. It assessed the value of its Carlton property at just under \$1.3 million.

If Carlton loses in court and is ordered to refund the money, that will have repercussions beyond the small town, since a share of the property taxes also went to Kewaunee County and to the local school systems.

---



## How Diablo Canyon's closure will affect SLO's schools

Eric Prater, superintendent of San Luis Coastal Unified School District, talks about the budget cuts that the school district faces as Diablo Canyon nuclear power plant prepares to wind down operations.

**David Middlecamp** - The Tribune

---

Kewaunee County Board Chairman Ron Heuer described the ripple effect in an end-of-year blog post last December:

“Now, what if Dominion prevails and the Court decides the valuation was not correct? Carlton Township would be required to refund money to Dominion and that would trigger events that would require the County to collect those monies from the taxpayers who received a reduction of real estate taxes.”

## Dominion’s role in economy

For decades, the Kewaunee nuclear plant was a financial powerhouse in northeastern Wisconsin, boosting the annual economy in a three-county region by \$630 million.

While the plant was operating, Dominion paid utility taxes to the state of Wisconsin, which in turn distributed roughly \$750,000 annually to Kewaunee County and around \$400,000 to Carlton.

After Dominion announced in 2012 that it was no longer economical to keep the plant open, the company offered financial packages to Carlton and to Kewaunee County in order to give them “a soft landing,” according to Dominion spokesman Richard Zuercher.

It also agreed to a \$10 million assessment on its property.

“However, the town of Carlton sought to raise the property assessment on the station from \$10 million in 2014 to \$457 million in 2015, even though the station was permanently closed and would never operate again,” Zuercher said via email. “By contrast, the company bought the station in 2005 for about \$220 million.”

The county eventually accepted an offer from Dominion; the town of Carlton did not.

Town officials say the assistance would have ended after five years, leaving them stuck.

“With them closing, how do you make up \$400,000?” asked Town Clerk Linda Sinkula.

That \$400,000 practically covered all of the town’s expenses in some years, Sinkula said. The annual budget in the small town — which has no full-time employees and contracts for most services — ranged between \$500,000 and \$600,000 for many years.

Now, the town is faced with bills for attorneys and assessors on top of everything else. It’s a situation that was never anticipated even five years ago.

On top of the battle over taxes and the loss of jobs related to the shutdown of the Dominion plant, David Hardtke, chairman of the town board, points to another effect: Demise of the nuclear power plant has put valuable lakefront property in limbo for decades.

“You can’t develop that property because there’s nuclear waste on it,” Hardtke said.

## Closing shocks community

Residents of Carlton thought the plant would operate for decades, especially since it had been granted a 20-year license extension in 2011.

Yet the following year, the utility announced it would shut the plant down for financial reasons.

“Dominion was not able to move forward with our plan to grow our nuclear fleet in the Midwest to take advantage of economies of scale,” CEO Thomas F. Farrell said in a news release issued on October 2012. “In addition, Kewaunee’s power purchase agreements are ending at a time of projected low wholesale electricity prices in the region. The combination of these factors makes it uneconomical for Kewaunee to continue operations.”

Farrell also vowed to make the transition “as smooth as possible” for Kewaunee employees and their communities.

But like other communities that lose a nuclear power plant, the transition was not smooth; the economy of the entire region suffered, according to local leaders.

“The way we were devastated was the income — we no longer had the income levels,” said Jennifer K. Brown, executive director of the Kewaunee County Economic Development Corp.

The company’s payroll was \$54 million per year; the highest-paid employees earned more than \$100,000 per year, Brown said. Those dollars cycled through the community, creating more jobs.

---

## 66

**FOR EVERY 10 JOBS IN NUCLEAR, THERE ARE AN ADDITIONAL SEVEN JOBS GENERATED ELSEWHERE IN THE LOCAL ECONOMY.**

University of Wisconsin Cooperative Extension

---

On top of that, the exodus of workers increased the number of houses on the market, lowering property values. The hospitality industry was affected too; temporary workers hired for refuelings were no longer renting rooms or buying groceries or filling their cars with gas.

Three years later, the economy is slowly picking up; in some areas of the region, employers struggle to find enough qualified employees to fill open positions.

“We have 1,100 jobs open we can’t fill in Manitowoc County,” said Peter Wills, executive director of Progress Lakeshore, an economic development agency in the county neighboring Kewaunee. Many of those open positions are in manufacturing, he said. There’s also a nuclear power plant still operating in Manitowoc County, NextEra Energy’s Point Beach facility near Two Rivers.

Yet the region continues to grapple with a sluggish economy.

Kewaunee County is considering a half-percent sales tax and a variety of fee increases, in addition to cost-cutting measures.

The town of Carlton doesn’t have many options for raising revenue — aside from increasing the local property tax levied on homes and farms — and there aren’t many costs that can be cut.

“It’s a rural community. We only have 1,000 people,” said Hardtke. “We run a pretty tight ship up here.”



## DNR tests tainted water in Kewaunee County



By Brittany Schmidt (<http://wbay.com/author/blschmidtwbay/>)

Published: October 27, 2016, 5:34 pm | Updated: October 27, 2016, 10:26 pm



KEWAUNEE COUNTY, Wis. (WBAY) – Recent rainfall has left one Kewaunee County couple with tainted water.

Not only is it undrinkable, but you wouldn't want to wash your dishes or shower in it.

Rob and Erika Balza live about a mile outside Luxemburg. When they went to brush their teeth before bed last night, they saw brown water that smelled like manure coming out of their bathroom faucet. The brown, murky water is also in their toilets.

Living in the country, they say they've had these issues before, but say it has never been this bad before. That's why they decided to immediately contact the Wisconsin Department of Natural Resources, who sent a representative Thursday afternoon — along with someone from land conservation — to get water

samples tested in a lab for viruses, nitrates and E. coli.

"Once those results are given to us, then we can start working with the homeowner to identify how to fix it, whether that's drilling a new well, whether that's putting reverse osmosis and filtration on to treat the water, we are not sure yet," said Davina Bonness, conservationist with the Kewaunee County Land and Water Conservation Department.

They are also looking into recent manure applications at nearby farms.

"We are looking into a full scope of everything that is happening in that area," said Bonness.

Bonness said the water test results should be back within a week or two, but for now, the water is completely unusable leaving the Balza's with little they can do.

"I don't know what's going to happen, you know," Erika Balza said. "If we need to get a new well, if that will even help. I've heard of somebody who just drilled a new well six months ago, and it's already bad."

"I mean it's gotten to the point where the nitrates have gotten so bad in the water that twice now they've eaten through copper pipes in the basement," Rob Balza said. "I had to replace copper with plastic because the nitrates have eaten through the copper."

For the time being, the Balza's have to refrain from using any of the water. The couple has never used their tap water for drinking water. Their fridge is full of bottled water. However, they do use the tap water for laundry, dishes and showering. To help the Balza family, **Peninsula Pride Farms** (<http://peninsulapridefarmsinc.org/>) will be providing drinking water for them for the next three months.

Lee Luft, chair of the Kewaunee County Groundwater Task Force, said unfortunately what the Balza's are experiencing has happened before.

"We have simply too much manure being spread over what is a very vulnerable geology in northeast Wisconsin," said Luft. "We have relatively shallower soils and we have cracked bedrock and when there is too much manure being applied to some of those kinds of geologies, the potential for groundwater contamination is quite high."

Luft said the county is aware of water contamination incidents and they are working hard to address the issues.

"We are working with the Environmental Protection Agency, the Department of Natural Resources, and our county is working very hard on these issues," said Luft. "But, right now we are in a period where there is a lot of active manure application and we've had rains so it is a time to be cautious and to make sure your well is safe. If you are unsure, have it tested."

Luft said if your well is contaminated, there are organizations that can help, whether it be cost-sharing or state aid. If you are concerned about your well water, you can contact the [DNR](http://dnr.wi.gov/contact/) (<http://dnr.wi.gov/contact/>), [Kewaunee County Land and Water Conservation Department](http://www.kewauneeco.org/localgov_departments_details.asp?deptid=664&locid=192) ([http://www.kewauneeco.org/localgov\\_departments\\_details.asp?deptid=664&locid=192](http://www.kewauneeco.org/localgov_departments_details.asp?deptid=664&locid=192)), or the [Kewaunee County Groundwater Task Force](http://www.co.kewaunee.wi.gov/section.asp?linkid=2374&locid=194) (<http://www.co.kewaunee.wi.gov/section.asp?linkid=2374&locid=194>).

Top News

Top Headlines From wbay.com

Powered By [http://i.jsrdn.com/i/1.gif?](http://i.jsrdn.com/i/1.gif?bgkzNjUJdm4JMTM3NTE1CWUJY2sJYQkyMzczCW8J&fwd=http%3A%2F%2Fdistroscale.com)

<http://i.jsrdn.com/i/1.gif?bgkzNjUJdm4JMTM3NTE1CWUJY2sJYQkyMzczCW8J&fwd=http%3A%2F%2Fdistroscale.com>

## Related Posts



[Luxemburg family has clean water, 2 weeks after well contamination](http://wbay.com/2016/11/11/luxemburg-family-has-clean-water-2-weeks-after-well-contamination/) (<http://wbay.com/2016/11/11/luxemburg-family-has-clean-water-2-weeks-after-well-contamination/>)

[http://wbay.com/2016/11/11/luxemburg-](http://wbay.com/2016/11/11/luxemburg-family-has-clean-water-2-weeks-after-well-contamination/)

[Some Questioning Regulations After Kewaunee County Water Issues](http://wbay.com/2016/10/28/some-questioning-regulations-after-kewaunee-county-water-issues/) ([http://wbay.com/2016/10/28/some-](http://wbay.com/2016/10/28/some-questioning-regulations-after-kewaunee-county-water-issues/)

---

**Series: Drinking Water Quality**

## What Karst Is, And How It Affects Wisconsin's Drinking Water

### Not A Fixed Feature, But A Dynamic System

Scott Gordon, WisContext

July 14, 2016 | 11 a.m.



Yinan Chen (Wikimedia Commons)

Cave of the Mounds, located near Blue Mounds in Dane and Iowa counties, is one of Wisconsin's more dramatic karst formations.

Any serious look at Wisconsin's geology and groundwater will at some point likely encounter the term "karst." The concept is hardly specific to Wisconsin, but it's helpful for understanding the land and drinking water across much of the state.

Karst is a geological formation that results when naturally acidic rain or surface water seeps through soluble minerals in the bedrock underneath the topsoil. Most karst consists of limestone or dolomite — the latter predominates in Wisconsin. This long-term combination of water and minerals results in an underground landscape shot through with cracks, fissures and other fragmented characteristics.

The creation of karst can yield dramatic geologic features, from Wisconsin's Cave of the Mounds to the striking "stone forests" of south China. When highly eroded karst causes the soil layer above it to give way, it creates a sinkhole. These depressions are but one of many different phenomena that occur in karst geology. A karst landscape is also conducive to the spread of environmental contaminants from the surface into groundwater.

Karst geology underlies much of southern Wisconsin and extends northwards in a V shape along the eastern and western sides of the state. In the west, it accompanies the Mississippi River as far north as Polk County and includes a significant portion of southern Minnesota. Along Wisconsin's Lake Michigan shore east, karst extends through southern Marinette County and into the Upper Peninsula of Michigan.

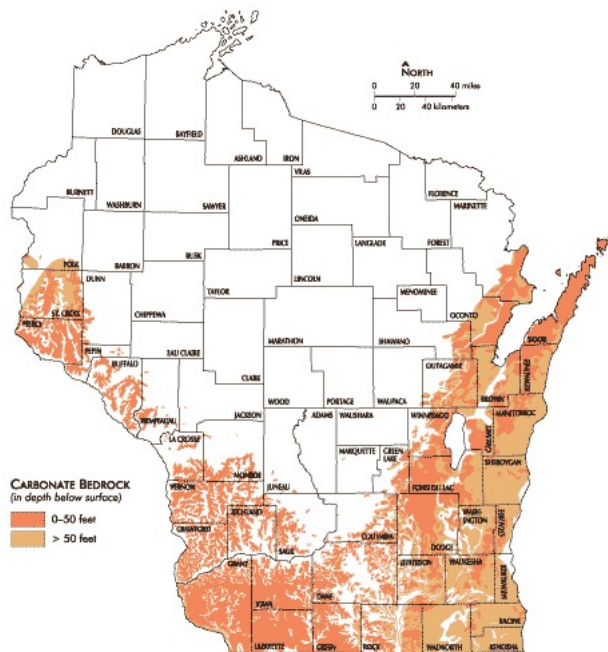
---

**In Wisconsin's karst regions, bedrock is often relatively close to the surface, making groundwater more susceptible to pollution.**

Wisconsin Geological and Natural History Survey

---





A [map](#) from the [Karst Waters Institute](#), a nonprofit research and educational organization, provides a broad overview of where this landscape is found across the United States. Wisconsin is certainly among the states where this geology most predominant, but it's far more dominant in Florida, where the entire state sits above [one massive karst aquifer](#).

Comparing Florida and Wisconsin illustrates that not all karst geologies are equal. Florida, of course, is [notorious for sinkholes](#) that swallow cars, buildings and large trees, drain shallow lakes, and have sometimes even [killed people](#). In Wisconsin, [sinkholes are pesky and dangerous](#), but rarely so catastrophic. One reason for this difference is that Florida's karst mostly consists of limestone, which dissolves more easily than the dolomite that predominates in Wisconsin. Considering Florida's high humidity and frequent precipitation, that limestone can make for a much more volatile geology.

### Groundwater Is Abundant But Fragile In Karst

In a porous karst landscape, water moves more easily between groundwater storage areas and surface water features like streams, lakes and rivers, meaning that contaminants that show up in groundwater are quicker to show up in surface water, and vice versa. The Minnesota Pollution Control Agency [sums up this dynamic](#): "In karst landscapes, the distinction between ground water and surface water is commonly blurry, and sometimes very tenuous. Groundwater may emerge as a spring, flow a short distance above ground, only to vanish in a disappearing stream, and perhaps re-emerge farther downstream again as surface water." This process was one factor noted in a 2013 report that [found nitrate levels going up](#) in the Mississippi River.

Despite those disadvantages, karst is one of the reasons why Wisconsin is so rich in groundwater in the first place. A groundwater supply depends on rain and melting snow, but is also affected by where that water can flow. In a karst landscape, the extensive and interconnected network of fissures within soluble dolomite or limestone makes for an ideal storage system.

"It's not true of every karst setting, but in the areas where we have karst, we have typically pretty good groundwater supplies," said [Madeline Gotkowitz](#), a hydrogeologist with the [Wisconsin Geological and Natural History Survey](#).

In areas like north-central Wisconsin, the underlying geology is dominated by Precambrian rock like granite, quartzite, basalt, Gotkowitz explained. These rocks are less soluble in water, and don't tend to form major fractures unless there's an earthquake or unless humans fracture it deliberately with [techniques](#) like those used for oil and gas fracking. She said this geology causes problems in places like Taylor County, where agricultural operations have trouble expanding for lack of access to plentiful groundwater.

"It's not that it rains any less there, it's just that their aquifer doesn't have the same level of storage," Gotkowitz said. Without places to flow underground, precipitation instead runs off into streams and rivers.

### Groundwater Concerns Vary Across Wisconsin

The behavior of karst itself also varies across Wisconsin, largely because of differences in the soil and sand that overlay the bedrock. As the landscape changes, so do potential contaminants and their potential to make their way into the water supply.

Soil can act as a natural filter, guarding against some contaminants and reducing the acidity that rainwater takes on when passing through the atmosphere. (Depending on the soil's chemistry, it can also increase that acidity.) Thin soil offers more opportunities for water to erode the underlying dolomite, and it's easier for contaminants from the surface to make their way into the groundwater. And despite bordering two Great Lakes, about two-thirds of Wisconsinites mostly rely on groundwater for their drinking water supply, [according to the DNR](#), either [through municipal water utilities](#) or [through largely unregulated private wells](#).

Major contaminants in groundwater include nitrate and manure-related pathogens (bacteria and viruses) from farms, more pathogens from septic systems leaking human waste, chemicals spilling from storage tanks and [runoff from road salts](#). So while karst aquifers aren't the only bedrock geologies vulnerable to groundwater contamination, they're of particular concern when combined with thin soil and major agricultural or industrial activities.

Throughout Wisconsin, agricultural pollution is a major concern, especially in northeastern Wisconsin, where Door and [Kewaunee](#) counties have a karst landscape and relatively thin soil. Farmers in Wisconsin's karst areas can end up [polluting groundwater](#) even when they're taking the proper steps to control runoff, reported the Wisconsin Center for Investigative Journalism in 2014. The issue has been building for years, with a [2007 report](#) by the Northeast Wisconsin Karst Task Force (a collaboration of the University of Wisconsin-Extension and county conservationists in Brown, Calumet, Door, Kewaunee and Manitowoc counties) detailing the state of groundwater in the region at that time.

When geologists and water experts talk about karst, then, they're talking about not a static feature of Wisconsin's landscape, but a dynamic system with impacts that vary widely when affected by other geological factors and human actions.

"It's dynamic at a geologic pace, not at a human-historical perspective," Gotkowitz said. "I think farming practices change much more rapidly."

To dig deeper into specific aspects of karst, the Wisconsin Geological and Natural History Survey provides [background information](#) about karst and sinkholes along with [links](#) to more resources about this geology in other states, and a [pamphlet](#) produced by UW-Extension and the [Rock River Coalition](#) offers tips to prevent groundwater contamination.



*This report was produced in a partnership between Wisconsin Public Radio, Wisconsin Public Television and the University of Wisconsin Cooperative Extension. © Copyright 2016, Board of Regents of the University of Wisconsin System and Wisconsin Educational Communications Board.*

**SHOW COMMENTS [ + ]**



The Lower Green Bay and Fox River AOC spans seven miles of the Lower Fox River (downstream of the De Pere Dam to the mouth) and approximately 22 square miles of southern Green Bay.

## GREAT LAKES AREAS OF CONCERN: Lower Green Bay & Fox River

Great Lakes rivers and harbors that have been most severely affected by pollution and habitat loss are considered “Areas of Concern,” or AOCs. Designated in 1987 as part of an international agreement between the U.S. and Canada known as the *Great Lakes Water Quality Agreement*, these geographically-defined sites need special attention. This fact sheet highlights some of the progress that partners in Wisconsin have made toward removing Lower Green Bay and the Fox River from the list of AOCs.



WDNR



WDNR

Green Bay is the world’s largest freshwater estuary and it historically sustained native cultures of the area with its abundant fish, waterfowl, and wild rice. As development occurred, Lower Green Bay and the Lower Fox River were degraded by pollution and habitat loss, leading to their eventual designation as an AOC.

Efforts are underway to address the environmental problems in the AOC, including the world’s largest PCB cleanup, multiple habitat restoration projects, and watershed projects to address runoff pollution.



UW-Extension



UW-Extension

### AOC Accomplishments

Over 360,000 cubic yards of sediment were dredged in 2012 as part of the PCB sediment cleanup project (Check <http://www.foxrivercleanup.com/> for most recent 2012 numbers); it is estimated that more than 1.5 million cubic yards of sediment were dredged from 2009 to 2011 (entire project area, not just the AOC).

U.S. EPA approved the Total Maximum Daily Load (TMDL) report establishing a “pollution budget” for total phosphorus and total suspended solids in the Lower Fox Watershed in May 2012. The TMDL will drive the implementation of practices to reduce sediment and phosphorus loading to the river and bay.

A Citizen Advisory Committee (CAC) that formed in 2011 continues to improve public input into AOC activities and foster 2-way communication between DNR and the CAC member organizations.

Through Natural Resource Damage Assessment (NRDA) settlement funds, over \$36 million has been provided to replace, restore, or acquire habitat for fish and wild-life species injured by PCBs within the Lower Fox River Watershed and Green Bay.

As the result of a project to remove Phragmites and lyme grass from Wisconsin’s Lake Michigan shoreline, 768 acres in and adjacent to the AOC were treated with herbicide in 2011. Phragmites and lyme grass are invasive species that do not provide the habitat needed to sustain native coastal ecosystems.

# Highlights from the Lower Green Bay & Fox River Area of Concern



Boldt

## ***Lower Fox River PCB Cleanup***

The Lower Fox River Contaminated Sediment Cleanup project is now into the fourth year of active remediation. This project includes the remediation of all sediments with PCB concentrations greater than or equal to 1.0 ppm in the area from the mouth of the Fox River (a short distance into Green Bay) to just upstream of the Little Rapids Dam (approximately 13 mile stretch of the River). The lower 7 miles of the project is in the Lower Green Bay and Fox River Area of Concern, and dredging work is currently occurring within the AOC. Completion of dredging, capping, and sand covering for this project is anticipated in 2017. BUIs addressed include Degradation of Benthos, Degradation of Fish & Wildlife Populations, Restrictions on Fish & Wildlife Consumption, Bird or Animal Deformities or Reproductive Problems, Fish Tumors or Other Deformities, and Restrictions on Dredging.



Brown County, WI

## ***Cat Island Chain Restoration Project***

Reconstruction of the Cat Island chain has begun. This project will consist of constructing a 2.5 mile wave barrier along the remnant Cat Island shoals. The wave barrier will immediately protect and restore 1,400 acres of shallow water and wetland habitat. Upon the wave barrier, 272 acres of islands will be constructed on the historic island footprints using clean dredged material from the Green Bay Harbor. Restoring the islands will lead to recovery of a significant portion of the lower bay habitat and will benefit sport and commercial fisheries, colonial nesting water birds, shorebirds, waterfowl, marsh nesting birds, amphibians, turtles, invertebrates, and fur-bearing mammals. BUIs addressed include Degradation of Fish & Wildlife Populations and Loss of Fish & Wildlife Habitat.



The Nature Conservancy

## ***Integrated Stream & Wetland Restoration: Lower Green Bay-Fox River AOC***

This integrated inventory, research, analysis, design, and restoration project focuses on the Duck-Pensaukee Watershed to advance delisting of the Lower Green Bay and Fox River AOC BUIs. It includes a wetland assessment and prioritization, fish barrier analysis and prioritization, a northern pike habitat assessment, a sediment and nutrient data assessment, and wetland restoration. Products so far include Release 2 of the Tributary and Coastal Wetland Decision Support Tool (online at <http://maps.tnc.org/duckpentool/>) and the Watershed Approach assessment and prioritization final report (available online at <http://conserveonline.org/library>; search "Duck Pensaukee"). BUIs addressed include Eutrophication or Undesirable Algae, Degradation of Fish & Wildlife Populations, Loss of Fish & Wildlife Habitat, and Degradation of Benthos.



**For more information**, contact Laurel Last, Lower Green Bay and Fox River AOC Coordinator, Wisconsin Department of Natural Resources, Green Bay, WI.  
Phone: 920-662-5103 E-mail: [Laurel.Last@Wisconsin.gov](mailto:Laurel.Last@Wisconsin.gov)

## **Visit us on the web!**

<http://dnr.wi.gov>  
Search "Green Bay Fox River AOC"

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Bay-Lake Regional Planning Commission

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

39-1181870

\* c. Organizational DUNS:

1508413510000

### d. Address:

\* Street1:

425 S Adams St

Street2:

Suite 201

\* City:

Green Bay

County/Parish:

\* State:

WI: Wisconsin

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

54301-4117

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Angela

Middle Name:

\* Last Name:

Kowalzek-Adrians

Suffix:

Title:

Natural Resources Planner

Organizational Affiliation:

\* Telephone Number:

920-448-2820

Fax Number:

\* Email:

AngelaKA@baylakerpc.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

E: Regional Organization

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Bay-Lake Regional Brownfields Recovery Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**\* a. Federal \* b. Applicant \* c. State \* d. Local \* e. Other \* f. Program Income \* g. TOTAL **\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**Prefix:  \* First Name: Middle Name: \* Last Name: Suffix: \* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: